



STAFF REPORT ACTION REQUIRED

Residential demolition application for 4 Anndale Drive, located in the former City of North York

Date:	August 14, 2007
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Number:	File No. 2007 NY 030 07 - 07 251990 DEM 00DM

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 from 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 4 Anndale Drive is referred to North York Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permit.

The owner requires permission to demolish the existing dwelling in order to comply with the City's requirement that the property be conveyed to the City free and clear of all tenancies, encumbrances and structures for the purpose of constructing an Anndale Drive Service Road extension.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential building be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavation 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.

DECISION HISTORY

On August 7, 2007, Kelly Pardy, Development Planner with Minto Urban Communities, submitted an application on behalf of the owner of the property municipally known as 4 Anndale Drive, to demolish an existing one and a half storey single family brick dwelling.

The property, located south of Sheppard Avenue east of Yonge Street, zoned R6 Residential Zone in the North York Zoning By-Law No.7625, is currently the subject of rezoning and site plan applications. A 33-storey residential building is proposed to be constructed at 23 and 33 Sheppard Avenue East as the Phase 2 Minto development on that property. As part of the approval of this development, the developer is required to convey to the City the 4 Anndale Drive property to allow for the construction of an interim Anndale Drive Service Road extension to the east of the development property.

The City has directed the property be conveyed free and clear of all tenancies, encumbrances and structures, no later than five months from the date of issuance of the demolition permit.

ISSUE BACKGROUND

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.

Proposal:

In a letter to the Director and Deputy Chief Building Official dated August 9, 2007, Minto Gardens Inc. states that as part of their Section 37 Agreement, which is currently being finalized they are required to convey the property for the purpose of the City's construction of the interim Service Road. It is the City's direction that the lands be conveyed free and clear of any structures, which is the reason for the application for demolition.

COMMENTS

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. At the time of preparation of this report no comments or objections were received.

The developer, in applying for this demolition permit, is working with the City to fulfill the requirement to provide for the conveyance of the said property free and clear of all tenancies, encumbrances and structures.


Section 33 of the Planning Act states that the applicant has the right to appeal to the OMB within 30 days of the receipt of the application by the City to demolish the dwelling if Council neglects to make a decision or refuses the issuance of the permit.

The existing dwelling is not listed and/or designated under the Ontario Heritage Act.

CONTACT

Diane Damiano, Manager Plan Review Tel: 416-395-7561; Fax: 416-395-7589
E-mail: damiano@toronto.ca

SIGNATURE



Steve Franklin P. Eng. Director of Building and
Deputy Chief Building Official
North District

ATTACHMENTS

1. Owner's Letter
2. Zoning Map
3. Survey Plan



minto

HAND DELIVERED

August 9, 2007

Mr. Steve Franklin
Director and Deputy Chief Building Official
City of Toronto North District
Building Department
North York Civic Centre
5100 Yonge Street, First Floor
North York, Ontario M2N 5V7

Re: Demolition Permit Application
4 Anndale Drive – Lot 2 Plan 3421

We are pleased to submit an application for demolition for the above noted address. The subject property is approximately 395m² in area and there is currently a 1 ½ -storey single family dwelling with a ground floor area of approximately 72m².

A Rezoning and Site Plan application (File Nos. 05 211881 NNY 23 OZ and 05 211888 NNY 23 SA) are currently being finalized with the City for a Phase II development located at 23/33 Sheppard Avenue East. This proposal consists of a 33-storey residential building and includes 3-storey podium of townhouse units fronting the future Anndale Drive extension. As part of this application, more specifically as part of our Section 37 Agreement, which is currently being finalized, we have acquired and are required to convey the property municipally known as 4 Anndale Drive to the City for the purpose of the City's construction of the Service Road. It is the City's direction that we convey the property free and clear of any structures, which is the reason for our application for demolition.

As part of our application please find enclosed the following:

1. A completed permit application form;
2. A letter from authorization from the registered owner of the property;
3. Three (3) copies of a survey of the property Part 1: Plan of Survey of Lot 2 Registered Plan 3421 City of North York prepared by John Douglas Carter Ltd and dated February 7, 1992.

We will make the required fee payment by VISA.

Trusting you will find this satisfactory. We respectfully request that the foregoing be reviewed as soon as possible as we have tremendously tight timelines associated with demolition and associated conveyance. Please do not hesitate to contact me if you have any questions or if you require any further information.

Yours very truly,
Minto Gardens Inc. and Minto L8 Inc.



Kelly Pardy

Development Planner
KP
Encls.

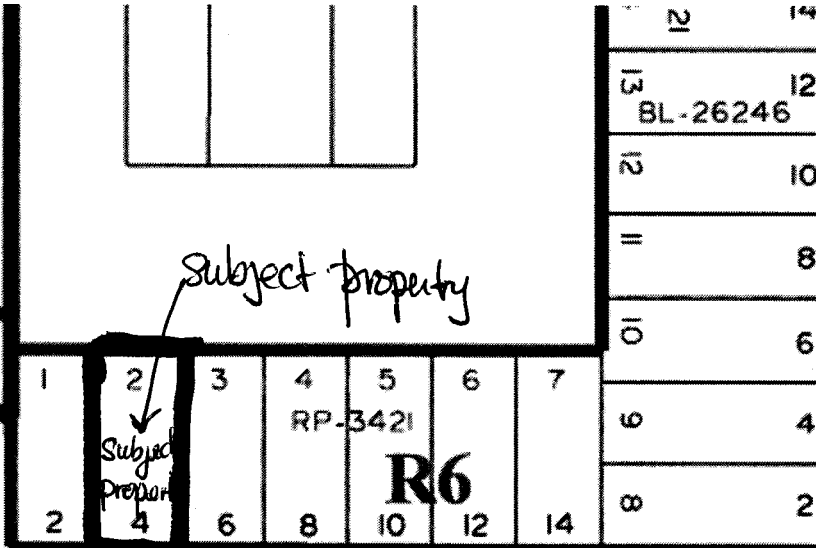
05_211881

GTON PLACE

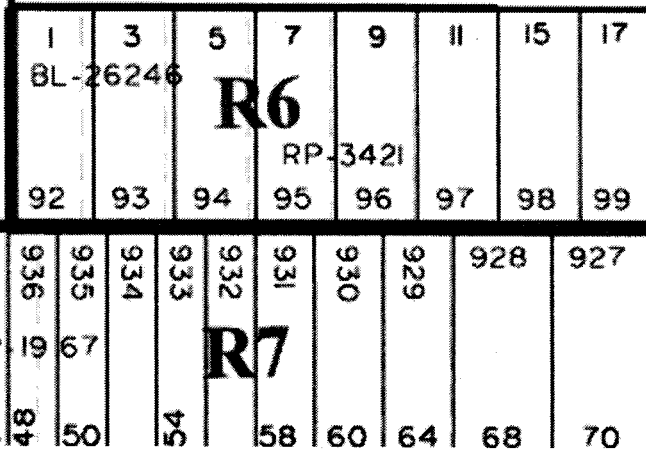
003

RM6(133)

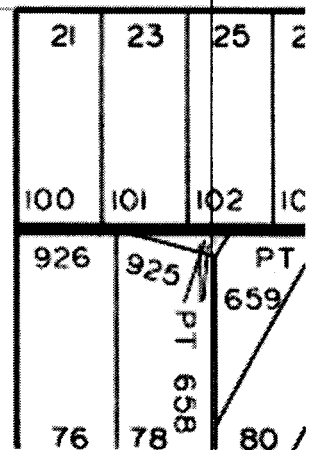
M6(132)



ANNDALE DRIVE



TRAD



PLAN OF SURVEY OF
 Lot 2
 Registered Plan 3421
 CITY OF NORTH YORK
 MUNICIPALITY OF METROPOLITAN TORO



SCALE 1:250
 JOHN DOUGLAS CARTER (1095)
 ONTARIO LAND SURVEYOR
 1992

PART 2: THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED FEB 7th 1992

THIS REPORT WAS PREPARED FOR MR. FARIS GEORGIS AND THE UNDERSIGNED ACCEPTS RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT 1992 JOHN DOUGLAS CARTER

THE REPRODUCTION, ALTERATION, OR USE OF THIS REFERENCE IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF JOHN DOUGLAS CARTER O.L.S. IS STRICLY PROHIBITED.

NOTE: THIS REPORT CAN BE UPDATED BY THIS OFFICE HOWEVER NO ADDITIONAL FEES WILL BE CHARGED UNLESS THE DATE OF CENTER POINTS IS SUBSEQUENT TO THE DATE OF CENTER POINTS.

THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH SEALED

NOTES

- DENOTES SURVEY MONUMENT SET
- DENOTES REGISTERED PLAN 3421
- SFP DENOTES STEEL FENCE POST
- LWF DENOTES LINK WIRE FENCE
- MEAS DENOTES MEASUREMENT
- INST DENOTES INSTRUMENT
- O.U. DENOTES ORIGIN UNKNOWN

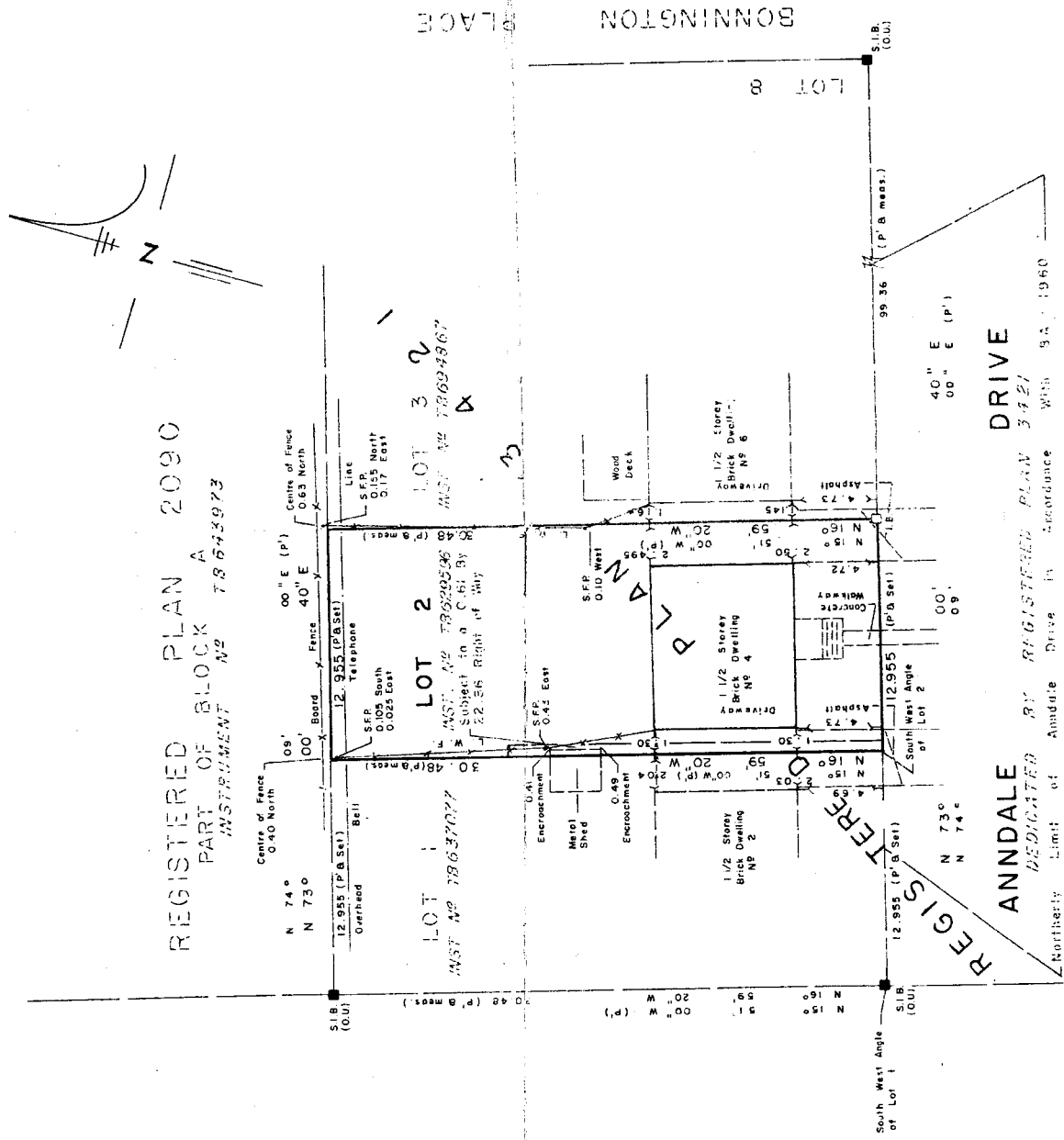
BEARINGS HEREON ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ANNDALE DRIVE AS SHOWN ON PLAN BA-1960, HAVING BEARING OF N 75° 00' 40" E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE FIELD SURVEY REPRESENTED IN THIS REPORT COMPLETED ON FEB 5th 1992

FEB 7th 1992
 John Douglas Carter
 JOHN DOUGLAS CARTER

ONTARIO LAND SURVEYOR
 1000 SHEPPARD AVENUE EAST
 TORONTO, ONTARIO M2X 1K2
 TEL: (416) 491-1111
 Project no 91-933



ANNDLE DRIVE
 DEDICATED BY REGISTERED PLAN 3421
 Northernly Limit of Anndale Drive in accordance with SA-1960

REGIS TERED DRIVE

BONNINGTON PLACE

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

LOT 81

LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

LOT 89

LOT 90

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100