



STAFF REPORT ACTION REQUIRED

Residential demolition application for 126 Holcolm Road, located in the former City of North York

Date:	November 9, 2007
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 – Willowdale
Reference Number:	File No. 2007NY038 07 – 250025 DEM 00 DM

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 City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 126 Holcolm Road is referred to North York Community Council to refuse or to grant the demolition permit.

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

The City of Toronto owns the lands and requires permission to demolish the existing dwelling in order to supplement an area deficient in parkland supply and to facilitate plans to expand the area of the existing Edithvale Park.

RECOMMENDATIONS

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

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

DECISION HISTORY

On September 5, 2007, Michael Card, on behalf of the City of Toronto, submitted an application to demolish an existing single family dwelling at 126 Holcolm Road.

The property, located south of Finch Avenue and west of Yonge Street, zoned R4 Residential Zone in the North York Zoning By-law 7625, has been acquired by the City for park purposes.

COMMENTS

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.

City Council, at its meeting of March 4, 5, 6, 1998 adopted Report No. 2 Clause 32(e) of the North York Community Council authorizing City staff to continue with Phase 11 of the Parkland Acquisition Program to purchase parkland in park deficient areas primarily in the City Centre area, as previously approved by North York Council

On September 22, 2005, the Parks, Forestry & Recreation Division requested Real Estate Services to acquire the property to supplement an area deficient in parkland supply and to facilitate plans to expand Edithvale Park. The City has since acquired the property and wishes to demolish the existing dwelling without constructing a replacement dwelling.

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

CONTACT

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SIGNATURE

Steve Franklin P. Eng.
Director of Building and
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North District

ATTACHMENT

1. Zoning Map