

Residential Demolition Application – 1A Millbank Avenue

Date:	January 29, 2007
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 21 St. Paul's
Reference Number:	2007TE002

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of section 33 of the Planning Act, I refer the demolition application for 1a Millbank Avenue to you, to recommend to City Council whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

That Toronto and East York Community Council adopt and recommend that City Council either:

1. Refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; or,

2. Approve the application to demolish the subject residential building without conditions; or,
3. Approve the application to demolish the subject residential building with the following condition:

Any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures

Financial Impact

Not applicable.

COMMENTS

On October 30, 2006, Eric Gangbar, as applicant for the owners, Lisa Ann Markson and himself as owner, applied for permit to demolish the residential building with a single family dwelling unit at 1a Millbank Avenue.

No objections have been received regarding the proposed demolition. No replacement building has been proposed at the site. The owners intend to merge this lot with the adjacent property, 3 Millbank Avenue. Furthermore, a building permit application was made to construct a 2 storey addition on 1a Millbank Avenue, to be part of the existing single family detached dwelling house on 3 Millbank Avenue. See attached Site Survey and Site Plan showing proposed addition to 3 Millbank Avenue. This house addition building permit application, No. 06-187787-BLD-00, was applied for on October 30, 2006, but has not been issued.

This application is being referred to the Toronto and East York Community Council because the City's records indicate the building contains a residential unit and the applicant will not be applying for a building permit to replace the existing building. In such cases, By-law No.1009-2006 and the Municipal Code require the City Council to issue or refuse the demolition permit.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4), c. Pr24, S.O.1991, City Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

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SIGNATURE

Mario Angelucci, P.Eng., Acting Director
Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of the Demolition Permit Application

Copy of the Building Permit Application for 3 Millbank Avenue

Copy of the Site Survey

Copy of the Site Plan showing proposed addition to 3 Millbank Avenue