



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 742 Avenue Road

Date:	January 29, 2007
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 22 St. Paul's
Reference Number:	2007TE003

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 742 Avenue Road 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; 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 conditions:

- (a) That a Tree Security Deposit of \$9,700.00 be received by Urban Forestry Services – Public tree, prior to the issuance of this demolition permit, a copy of the letter from Urban Forestry Services is attached;
- (b) 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 5, 2006, Filipe Ferreira, of Ambient Designs Ltd, as applicant for the owners, Sylvia Bielak and Clara Kraus, applied for permit to demolish the residential building with a single family dwelling unit at 742 Avenue Road.

Objections from 2 neighbours, Michelle Lewin and Liz Szonyi, have been received regarding the proposed demolition. A copy of the objections is attached. A building permit application, No.06-182012-BLD-00, for a replacement residential building, consisting of a new 3 storey single family dwelling detached house, was applied for on October 5, 2006, but has not been issued.

This application is been referred to the Toronto and East York Community Council due to the objection from the neighbours, and because no building permit for a replacement building has been issued. In such cases, the Municipal Code requires 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 Replacement Building Permit Application
Copy of the objection e-mail from Liz Szonyi
Copy of the objection letter from Michelle Lewin
Copy of Urban Forestry letter on outstanding Tree Security Deposit