

Residential Demolition Application – 505 Hillsdale Avenue East

Date:	August 23, 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:	2007TE008

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 505 Hillsdale Avenue East to you, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

1. That Toronto and East York Community Council refuse the application to demolish the subject residential building; or,
2. Approve the application to demolish the subject residential buildings without conditions; or,
3. Approve the application to demolish the subject residential building with the following conditions:

- (a) A Tree Protection Security Deposit of \$8,341.00 is received by Urban Forestry Services – Public Trees, Parks, Forestry & Recreation; and resolution of issues by that department regarding private trees, prior to the issuance of this demolition permit, a copy of the e-mail message from Urban Forestry Services is attached; and
- (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 July 27, 2007, Glenn Rubinoff of Rubinoff Design Group, as applicant for the new owner, Miladin Miceta, applied for a permit to demolish the residential building at 505 Hillsdale Avenue East.

Objection from neighbours, has been received regarding the proposed demolition. A copy of the objection is attached. A building permit application, No.07-247954-BLD-00, for a replacement residential building, consisting of a new 2 storey single family dwelling detached house, was applied for on July 27, 2007, but has not been issued.

The application is being 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, Toronto and East York Community 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

Wade Tam, P.Eng., Acting Manager, Plan Review, Toronto Building, Toronto and East York District

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District

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ATTACHMENTS

Copy of the Demolition Permit Application
Copy of the Replacement Building Permit Application
Copy of the objection letter from neighbours
Copy of the photo attachments to objection letter
Copy of Urban Forestry Services e-mail on outstanding tree issues