



STAFF REPORT ACTION REQUIRED

Report Title

Residential Demolition Application – 749 Ossington Avenue

Date:	December 20, 2006
To:	Toronto East York Community Council
From:	Acting Director, South District
Wards:	Ward 19 (Trinity-Spadina)
Reference Number:	

SUMMARY

In accordance with By-law No. 1009-2006 (former City of Toronto Municipal Code Chapter 14, Article I, Demolition Control), I refer the demolition application for 749 Ossington 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

It is recommended that City Council:

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 conditions:
 - a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b) that all debris and rubble be removed immediately after demolition;

- c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
- d) that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Not applicable.

COMMENTS

On November 27, 2006, applicant Amanda Charrion submitted a demolition permit application on behalf of the owner, The Toronto Parking Authority, to demolish the residential building at 749 Ossington Avenue.

No objections have been received, to date, regarding this proposed demolition. This building is not listed on the City's Inventory of Heritage Properties. The building is currently vacant.

This proposed demolition will facilitate the proposed expansion of the "Carpark" facility adjacent to this site for the purposes of the Toronto Parking Authority.

This application is being referred to the Toronto East York Community Council because records indicate that the building contained two residential units and the applicant will not be applying for a building permit to replace the building. In such cases, By-law 1009-2006, and the Municipal Code requires City Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D.(4), 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.

Given it is the applicant's intention to demolish the residential building and leave the site vacant, it is my opinion reasonable conditions would include the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law, and the erection of fencing, if deemed necessary.

CONTACT

Victor Araujo, P. Eng., Manager, Plan Review, South District, Tel.: (416) 392-0480;
Fax: (416) 392-0721, email address: VICTOR@toronto.ca.

SIGNATURE

Mario Angelucci, Acting Director, South District

Attachments:

Copy of the Demolition Permit Application

Copy of the Site Survey

Copy of Toronto Parking Authority letter, dated November 24, 2006.

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