



STAFF REPORT ACTION REQUIRED

Residential demolition applications for 72 and 74 Fairholme Avenue.

Date:	July 5, 2008
To:	Chairman and Members, North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 15, Eglinton -Lawrence
Reference Number:	Building Permit No's 08- 172973 DM & 08 172986 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 with City policy or by-laws.

In accordance with section 33 of the Planning Act and the Municipal Code Chapter 363, Article II "Demolition Control" the applications for the demolition of two residential dwellings at 72 and 74 Fairholme Avenue are referred to the North York Community Council to refuse or to grant the issuance of demolition permits because the owner does not intend to replace the dwellings with residential units.

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

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request for the demolition of these residential dwellings be approved subject to following conditions:
 - a. All debris and rubble be removed immediately after demolition,
 - b. The excavation be filled and 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.

ISSUE BACKGROUND

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the applications be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

Yeshiva Gedolah of Toronto is the owner of the 70, 72 and 74 Fairholme Avenue and the adjoining properties municipally known as 567, 575 and 577 Lawrence Avenue West. The entire site is zoned residential R-4 and is used as a Yeshiva school for boys.

A new application for rezoning has been submitted to the city which is being processed by Community Planning.

Applications to demolish two one storey vacant residential single family dwellings located at 72 and 74 Fairholme Avenue were filed with the City on June 19, 2008. An application for a permit to construct of a 2000 sq. ft. portable classroom was filed with the City on June 24, 2008.

The proposed site is located in the second block west of Bathurst Street and is bounded to the north by Lawrence Avenue West and to the south by Fairholme Avenue. The surrounding properties are all zoned residential R-4 and R-5 zones.

The owners in their letter dated June 19, 2008 stated that the Yeshiva requires additional space to erect the classroom prior to the opening of the 2008/2009 school year on September 1, 2008.

The existing dwellings are in a state of disrepair and are presently used as storage space and have not been rented out in the passed.

The applications for the demolition of the two dwellings were circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

CONTACT

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SIGNATURE

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North District

ATTACHMENTS

Attachment 1 Zoning Map
Attachment 2 Site Plan
Attachment 3 Letter from Applicant

