

Residential Demolition Application 3 Kenton Drive

Date:	September 18, 2008
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23
Reference Number:	File No. 2008NY022 08 202243 DEM 00 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 from City policy or by-laws.

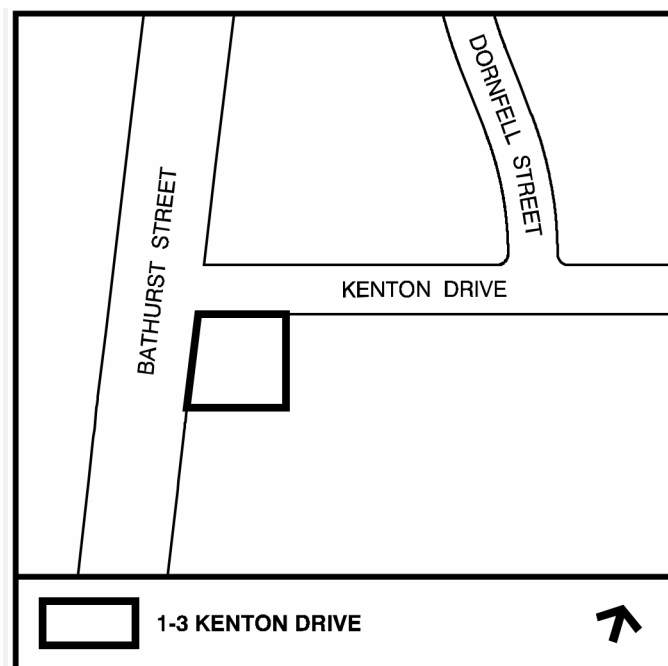
In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, "Demolition Control", application for a demolition permit at 3 Kenton Drive is referred to North York Community Council to refuse or to grant the permit.

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

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the residential building be approved with the following conditions:



- a. All debris and rubble be removed immediately after demolition and the excavation filled in.
- b. 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

On September 10, 2008, Mr. Robert Green of Climans Green Liang Architects Inc., on behalf of the owner B’Nai B’Rith Hillel of Toronto Inc., submitted an application for the demolition of a one storey single family dwelling at 3 Kenton Drive. The owner does not intend to replace the dwelling.

The City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D(1)] requires that applications be referred to Community Council for consideration if no building permits are issued to erect replacement dwellings on the properties.

COMMENTS

In August 2006, a Rezoning and Site Plan Report was adopted by North York Community Council for a proposed 48 bed, Alzheimer’s Residential Care Facility for the site known as 1 and 3 Kenton Drive. The report was adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007.

The subject lands are comprised of two parts municipally known as 1 and 3 Kenton Drive. The former dwelling located at No. 1 Kenton Drive was demolished in 2004 under Permit 04 179372 DEM 00 DM. This permit was issued by the Deputy Chief Building Official in accordance with the former City of North York By-Law Number 29695, a by-law respecting demolition control.

A Building Permit Application for the new Alzheimer’s Care Facility was submitted in 2007 and is under review. The owner wishes to demolish the vacant single family dwelling at No. 3 Kenton Drive in preparation for the construction of the proposed Care Facility.

The permit application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. At the time of preparation of this report no comments or objections were received.

The existing dwelling is not listed and/or designated under the Ontario Heritage Act.

CONTACT

Diane Damiano, Manager Plan Review Tel: 416-395-7561; Fax: 416-395-7589
E-mail: damiano@toronto.ca

SIGNATURE



Steve Franklin, Director of Building and
Deputy Chief Building Official
North York District

ATTACHMENTS

1. Zoning Map
2. Applicant's letter

SCHEDULE "1"

PT 91				90				89				88				DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.			
RP-4311																87			
KENTON DRIVE																			
N72°59'40"E 35.97																			
RP-4311				1				3				N72°02'00"W 38.02							
N70°11'10"W 38.08				RM6 (149)				subject site											
PT 92				93				94				95							
N72°53'50"E 40.47																			
PTL 22 CON 1 WYS HYDRO ELECTRIC POWER COMMISSION																			
R4 to RM6(149)																			
BATHURST STREET																			

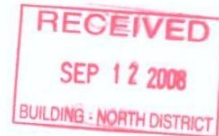
This is Schedule "1" to By-Law _____										 City Planning Division North District					
passed the _____ day of _____, 20 ____															
(Sgd.) _____					(Sgd.) _____					 SUBJECT PROPERTY					
CLERK					MAYOR										
Location: Part of Lot 92 and Lot 93 Registered Plan 4311, City of Toronto															
File No. 06_137612			Prepared by: A.K.			Approved by: B.D.			Date: August 15, 2006			Filename: RM6(149)_1			
<small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>															

ATTACHMENT 1.



CLIMANS GREEN LIANG | ARCHITECTS INC.

September 11, 2008



City of Toronto
5100 Yonge Street
Toronto, Ontario
M2N 5V7

Attn: Diane Damiano, Manager
Plan Review, North District

Dear Diane:

**Re: Demolition Permit Application 08-202-243B
3 Kenton Drive, Toronto**

An application to demolish the existing, one-storey house at 3 Kenton Drive has been submitted by our firm, on behalf of B'nai Brith Hillel of Toronto Inc. The existing house is currently vacant. Its most recent use was as a single-family residence (not a rental property).

3 Kenton Drive, as well as 1 Kenton Drive, has been rezoned to allow a 4-storey, 48-unit home/care facility for those suffering with Alzheimer's Disease. There is a Committee of Adjustment hearing scheduled for September 24/08 for this project, regarding minor height and setback variances.

City Councillor Fillion, Councillor Feldman and City Planner, Ben Diraimo all fully support this important facility.

If you have any questions, please do not hesitate to contact me.

Yours very truly,

CLIMANS GREEN LIANG ARCHITECTS INC.

Robert Green B.A., OAA

RG/hd

Enclosure

ATTACHMENT 2.