

Residential demolition applications: 48, 50, 51, 52 & 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave., 70 & 72 Ellerslie Ave. and 49 Pemberton Ave. located in the former City of North York

Date:	September 10, 2008
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Numbers:	File Numbers: 2008NY020 08-192760 DEM 00 DM, 08-192750 DEM 00 DM, 08-192738 DEM 00 DM, 08-192773 DEM 00 DM, 08-192641 DEM 00 DM, 08-192625 DEM 00 DM, 08-192611 DEM 00 DM, 08-192795 DEM 00 DM, 08-192782 DEM 00 DM, 08 -192764 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", applications for demolition permits at 48, 50, 51, 52 & 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave., 70 & 72 Ellerslie Ave. and 49 Pemberton Ave. are referred to North York Community Council to refuse or to grant the demolition permits.

The City requires permission to demolish the existing dwellings in preparation for the expansion and completion of the proposed North York City Centre Service Road.

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

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential buildings 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.

DECISION HISTORY

On July 29, 30 and 31, 1998, City Council approved North York Community Council Report No. 8, Clause No. 20, being a joint report (July 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services entitled “Strategy for the Implementation of the North York Centre Plan Service Road” to enable the road construction program to be implemented.

ISSUE BACKGROUND

With the acquisition strategy for the North York Centre Service Road in place, the City has acquired a number of properties and requires permission to demolish the existing dwellings, which will not be replaced, in preparation for the expansion and completion of the proposed North York City Centre Service Road.

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

The City has now acquired additional properties in the North York Centre, municipally

known as 48, 50, 51, 52 and 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave., 70 & 72 Ellerslie Ave. and 49 Pemberton Ave. which are a mix of one and two storey single family dwellings, will continue the implementation of the acquisition strategy.

On August 12, 2008, Mr. Joe Bandl, Project Manager Facilities & Real Estate, City of Toronto, submitted applications on behalf of the owner, The City of Toronto, to demolish ten single family dwelling units at the above addresses. The City will not build replacement dwellings and intends to commence demolition as soon as possible.

The permit applications for the demolition of the ten single family dwellings have 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 dwellings are not listed and/or designated under the Ontario Heritage Act.

CONTACT

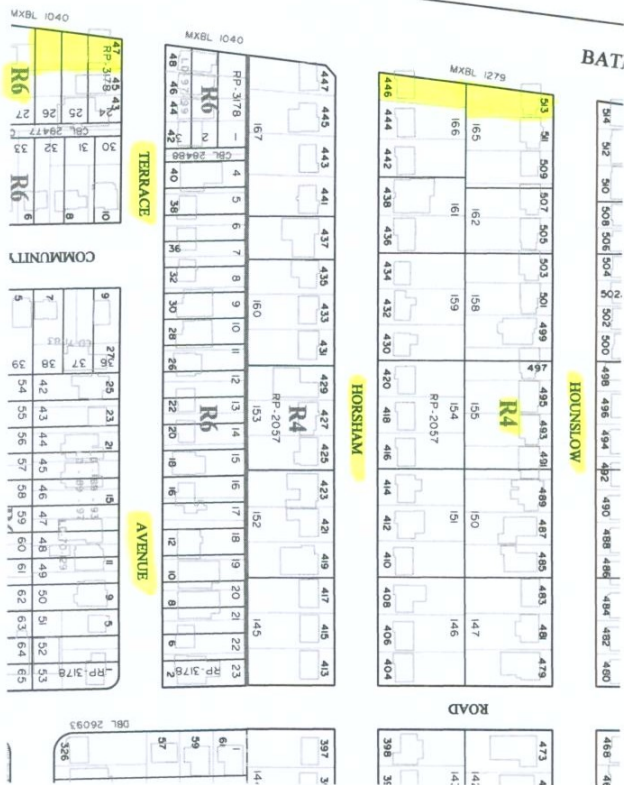
Diane Damiano, Manager Plan Review Tel: 416-395-7561; Fax: 416-395-7589
E-mail: damiano@toronto.ca

SIGNATURE

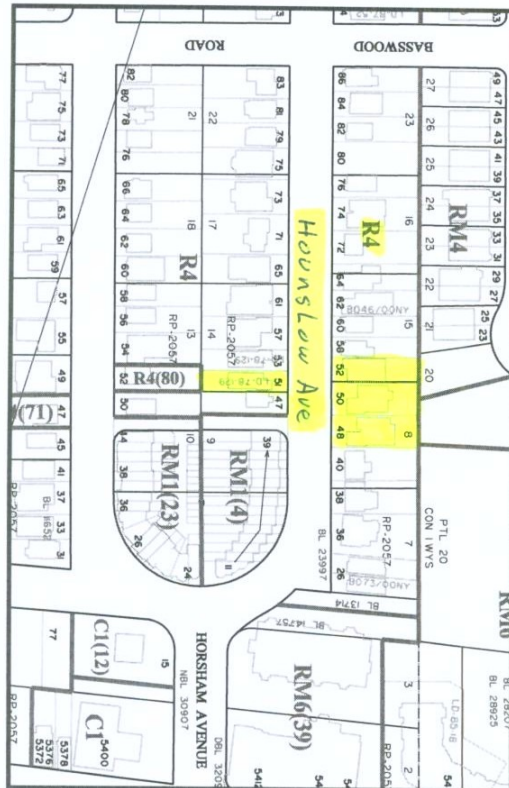
Steve Franklin, Director of Building and
Deputy Chief Building Official
North York District

ATTACHMENT

1. Location Maps



Attachment 1.
 446 Horsham Ave.
 513 Hounslow Ave.
 47 Terrace Ave.



ATTACHMENT 1
(ctd)
48, 50, 51, 52 Hounslow A

