

**Residential demolition applications: 513 Hounslow Ave.,  
47 Terrace Ave., 446 Horsham Ave. located in the former  
City of North York**

<b>Date:</b>	September 30, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Building and Deputy Chief Building Official
<b>Wards:</b>	<b>Ward 23 - Willowdale</b>
<b>Reference Number:</b>	File No. 2008NY020 08-192641 DEM 00 DM 08-192611 DEM 00 DM 08-192625 DEM 00 DM

**SUMMARY**

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In a report dated September 10, 2008, Toronto Building North York Division recommended approval of ten demolition applications to allow for the construction of the proposed North York Service Road. Subsequent to the submission of the above report, the Facilities and Real Estate Division provided information advising that three of the properties, 513 Hounslow Ave., 47 Terrace Ave. and 446 Horsham Ave. are being demolished as the City intends dispose of these properties that have been declared surplus.

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 513 Hounslow Ave., 47 Terrace Ave., 446 Horsham Ave. are referred to North York Community Council to refuse or to grant the demolition permits.

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

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## **RECOMMENDATIONS**

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### **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**

The property municipally known as 47 Terrace Avenue was declared surplus by City Council in 2006. The properties known as 513 Hounslow Avenue and 446 Horsham Avenue were expropriated earlier this year.

The City of Toronto expropriated the properties in connection with the widening of Bathurst Street from Sheppard Avenue West to Steeles Avenue West. The City wishes to remove the dwellings which have encroachments onto City property and sell the vacant lots.

## **ISSUE BACKGROUND**

In 1963, the former Municipality of Metropolitan Toronto expropriated a residential property known 47 Terrace Avenue. In 2008 this property was declared surplus along with properties known as 513 Hounslow Avenue and 446 Horsham Avenue. All of these properties were purchased by the City in connection with the widening of Bathurst Street from Sheppard Avenue West to Steeles Avenue West.

Upon completion of the road widening and pursuant to By-law No. 101-71, Part 2 on 64R-1480 was dedicated as public highway forming part of Bathurst Street road allowance and that portion of 47 Terrace Avenue, designated as Part 3 on Reference Plan 64R-1480 was determined not to be required for road purposes.

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## **COMMENTS**

The City has approvals in place to dispose of the lots on and requires permission to demolish the dwellings and not replace them.

## **CONTACT**

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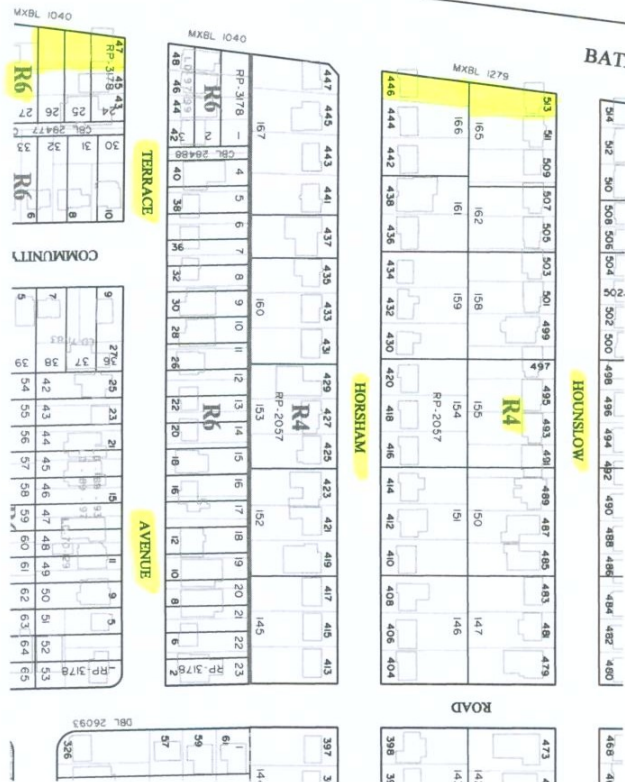
## **SIGNATURE**

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Steve Franklin, Director and Deputy Chief Building Official

## **ATTACHMENTS**

1. Location maps of the three properties



Attachment 1.

446 Horsham Ave.

513 Hounslow Ave.

47 Terrace Ave.

2.

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