



## **STAFF REPORT ACTION REQUIRED**

### **Residential demolition applications for 1705 & 1745 Avenue Road.**

<b>Date:</b>	October 7, 2008
<b>To:</b>	Chairman and Members, North York Community Council
<b>From:</b>	Director of Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 16, Eglinton -Lawrence
<b>Reference Number:</b>	Building Permit No's 08- 193387 DM & 08 193443 DM

### **SUMMARY**

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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 units at 1705 and 1745 Avenue Road are referred to the North York Community Council to refuse or to grant the issuance of demolition permits because the owner has not obtained a building permit 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**

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#### **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**

Tribute (Avenue Road) Limited is proposing to demolish two residential units at 1705 and 1745 Avenue Rd prior to obtaining a building permit for a the construction of the new mix use development which upon completion will include 140 residential units. 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**

Tribute (Avenue Road) Limited are the owners of five properties along the east side of Avenue Road between Fairlawn and St Germain Avenues, municipally known as 1705, 1717, 1719, 1743 and 1745 Avenue Road. These properties were recently rezoned to RM6 from a C1 zone. An OMB order was issued to approve the site for a 6 storey mix use development.

Applications to demolish the five existing buildings on Avenue Road were filed with the City on August 13, 2008. Two of the existing buildings 1705 and 1745 Avenue Road contained a rental unit in the past and therefore were subject to the Rental Housing Demolition and Conversion Screening process by the Community Planning. Since the total number of dwelling units being demolished is less than six, it was determined that the Rental Housing Demolition and Conversion Control Chapter 667 is not applicable to the proposed demolition review process. However the City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the applications for demolitions be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

Applications for staged building permits for the new development were made and are under review. The owners have requested the issuance of the demolition permits to be issued prior to the issuance of the building permits so as to allow for the preparation of the site in accordance with the approved recommendations by the Director, Healthy Environments.

The existing buildings are used as follows:

1705 Avenue Road is 2 storey brick building with basement (total area- 328.9sq.m)  
Tribute Sales Office on Main Floor and one vacant apartment on the 2nd Floor.

1717 Avenue Road is a 1 storey concrete, block and stucco building with basement. Occupied by Blockbuster.

1719 Avenue Road is a 1 storey concrete, block and stucco building with basement that is connected to 1717 Avenue Road. LCBO store will be soon moving to a new location (total area of 1717 and 1719 Avenue Rd.- 1583.8sq. m).

1743 Avenue Road is a 2 storey brick building with basement (total area – 95.2 sq. m) The building is vacant.

1745 Avenue Road is a 2 storey brick building with basement (total area – 80.1 sq. m) Booster Juice is on the Main Floor and one vacant apartment on the 2nd Floor.

The applications for the demolition of the two dwellings were circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. At the time of the preparation of this report no comments or objections were received.

## **CONTACT**

Galina Veltman P. Eng., Manager Plan Review Tel: 416-395-7018; Fax: 416-395-7589;  
E-mail: veltman@toronto.ca

## **SIGNATURE**

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Steve Franklin P. Eng  
Director of Building and  
Deputy Chief Building Official  
North District

## **ATTACHMENTS**

# Attachment 1 Zoning Map



