

Residential Demolition Application – 134 Coxwell Ave

Date:	March 14, 2008
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 32, Beaches East York
Reference Number:	2008TE002

SUMMARY

In accordance with Section 33 of the *Planning Act* and Article II of Municipal Code Ch. 363 , Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 134 Coxwell Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

1. Approve the application to demolish the subject residential building with the following condition:
 - (a) All debris and rubble be removed immediately after demolition;
 - (b) Any holes on the property be backfilled with clean fill;
 - (c) Approval of Toronto Public Health is obtained prior to the permit issuance; in the alternative,

2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On February 25, 2008, Garcon Building Group Limited, the applicant, applied on behalf of the owner of the property (Royal Bank of Canada) for a permit to demolish the residential building at 134 Coxwell Avenue (see survey attachment #1). An environmental report (Mould Assessment Report) was prepared for this building and it revealed that the dwelling has mould and that extensive remediation would be required to make the building habitable. This proposal has been circulated to Public Health for comment and approval related to the demolition procedures to be followed.

In a letter dated January 17, 2008 (attachment #2), the solicitor for the owner advises that it has been determined that it would be more cost effective to demolish the dwelling instead of incurring the cost of remediation and repair. It is intended to demolish the property and market the property for sale as a vacant building lot. A building permit to replace the existing dwelling has not been applied for. The applicant has posted a sign on the property for 14 days giving notice of the intention to demolish the property.

Since the building permit for a replacement building has not been applied for nor will be applied for by the current owner, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit. The authority to approve these applications has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4) Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

Jim Laughlin, Director, Deputy Chief Building Official, Toronto Building,
Toronto and East York District

ATTACHMENTS

Attachment #1 – Survey

Attachment #2 – Letter from Applicant

Attachment #3 – Photo