



STAFF REPORT ACTION REQUIRED

Demolition Control Report 55 Oakfield Drive

Date:	March 2, 2009
To:	Etobicoke York Community Council
From:	Mark Sraga, Director and Deputy Chief Building Official
Wards:	Ward 5
Reference Number:	2009EY008

SUMMARY

This Staff Report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

On February 5, 2009, Toronto Building received a Demolition Permit application to demolish a One Storey Single Family Dwelling. To this date, Toronto Building has not received any Building Permit applications to replace the building.

In accordance with By-law 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted to Community Council for consideration and decision due to the fact that a building permit has not been issued to replace the building. When considering this matter Community Council may make one of the following decisions; grant the demolition permit application, refuse the demolition application or grant the demolition with conditions.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the subject single family dwelling building because there is no permit application to replace the buildings on the site.

2. Approve the application to demolish the subject single family dwelling building without conditions.
3. Approve the application to demolish the subject single family dwelling building with the following conditions;
 - i. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - ii. that all debris and rubble be removed immediately after demolition;
 - iii. that any excavation and open foundations on the property are backfilled with clean fill;
 - iv. site be levelled so that there is no water accumulation, sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - v. Prior to demolition, applicant will obtain approval from Urban Forestry Ravine and Natural Feature Protection Section for protection of all trees on the subject property.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this Report.

COMMENTS

On February 5, 2009 Toronto Building received a Demolition Permit application for a Single Family Dwelling at 55 Oakfield Drive. The building is not listed on the City's Inventory of Heritage Properties and it is currently vacant.

Memorandums were forwarded to the area Councillor, Urban Forestry (Ravines and Private Trees Sections) and Heritage for review and response. To this date, Toronto Building has not received any comment from the area Councillor and from Urban Forestry, private trees section. Staff from Heritage has indicated that they have no interest in the above mentioned property. Urban Forestry, Ravines section has indicated that 55 Oakfield Drive is regulated under the Ravine and Natural Feature Protection Bylaw. Therefore, prior to beginning demolition activities on site all trees on the subject property must be protected according to the Tree Protection Policy and Specification for Construction near Trees

During a recent inspection, it has been observed that the building has not been demolished.

The application is being referred to the Etobicoke York Community Council for consideration because Toronto Building has not received an application to replace the building that is being demolished. In such cases, By-law 1009-2006, and the Municipal Code, requires City Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Given it is the applicant's intention to demolish the building and leave the site vacant, it is in my opinion that reasonable conditions would include the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law and the erection of fencing if deemed necessary during the demolition of the dwelling.

CONTACT

Sait Toprak, P.Eng.
Manager, Plan Review
Etobicoke York District
Tel No: (416) 394-8010
Fax No: (416) 394-8209
stoprak@toronto.ca

SIGNATURE

Mark Sraga
Director of Building and
Deputy Chief Building Official
Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Picture

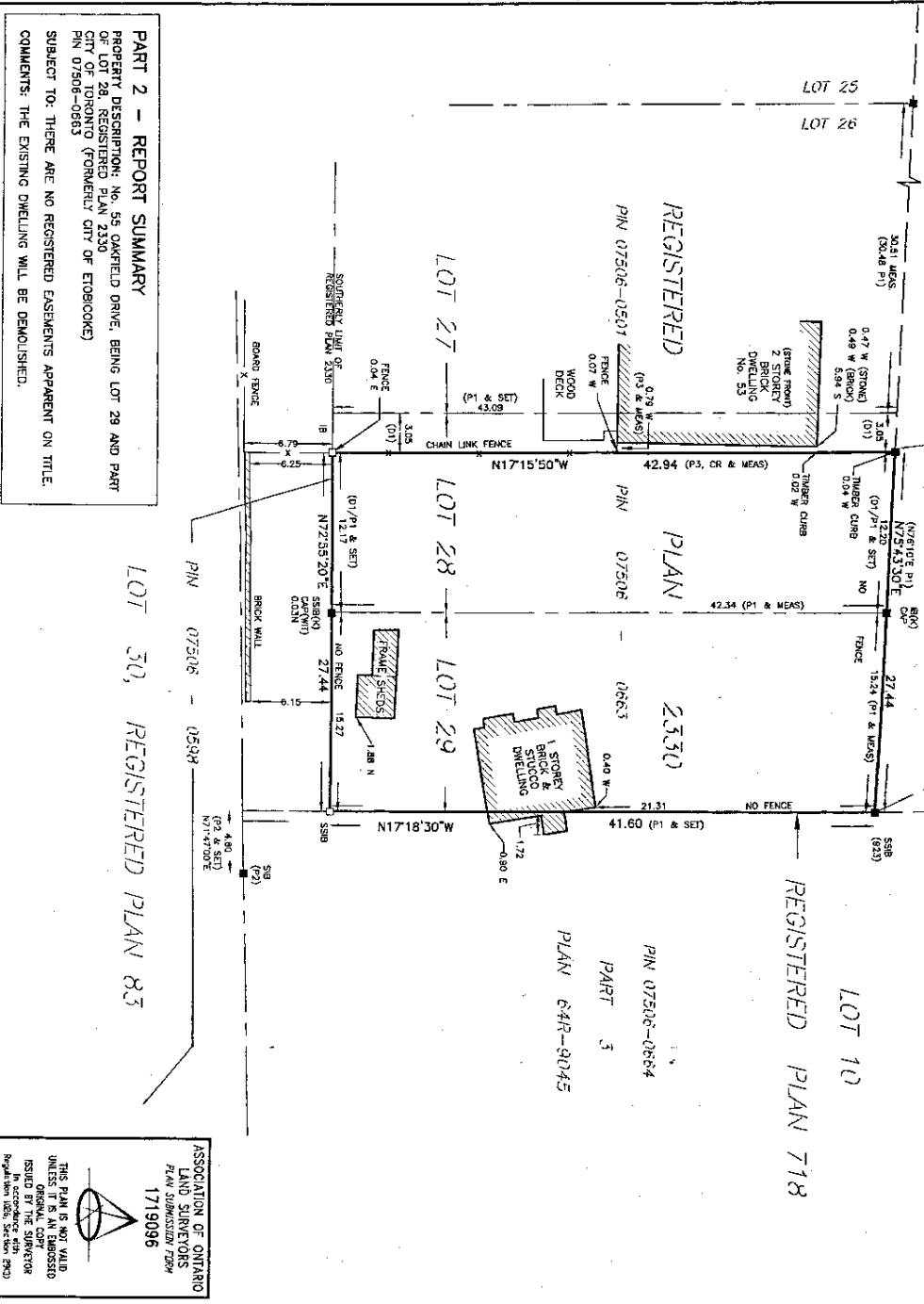
APPLICANT:

David Haslam
165844 Ontario Ltd.
512 Prince Edward Drive
Toronto, Ontario
M8X 2M5

Tel: (416) 834-0555
E-mail: dhaslam@sympatico.ca

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE
 IN METRES AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY 0.3048

DEDICATED BY BY-LAW 8434,
 INST. NO. E8117849
OAKFIELD DRIVE
 (FORMERLY ORCHARD PARK DRIVE BY
 REGISTERED PLAN 2330)
 PIN 07506-0822



PART 2 - REPORT SUMMARY
 PROPERTY DESCRIPTION: NO. 55 OAKFIELD DRIVE, BEING LOT 29 AND PART
 OF LOT 28, REGISTERED PLAN 2330
 CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)
 PIN 07508-0683
 SUBJECT TO: THERE ARE NO REGISTERED EASEMENTS APPARENT ON TITLE.
 COMMENTS: THE EXISTING DWELLING WILL BE DEMOLISHED.

LOT 30, REGISTERED PLAN 83

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION 7284
 1719096

THIS PLAN IS NOT VALID
 UNLESS IT IS AN IMPRESSED
 ORIGINAL COPY
 ISSUED BY THE SURVEYOR
 Registered in accordance with RSO
 Regulation 193/01, Section 19(2)

Sheet 13 of 13

Site Plan



55 Oakfield Drive