



## STAFF REPORT ACTION REQUIRED

### Residential demolition application for 286 Maplehurst Ave. located in the former City of North York

<b>Date:</b>	December 15, 2008
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	File No. 2008NY027 08-214489 DEM 00 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 from City policy or by-law.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article 11, “Demolition Control”, an application for a demolition permit at 286 Maplehurst Avenue is referred to North York Community Council to refuse or to grant the demolition permit. The applicant, Mr. Tommy Chang has applied for a residential demolition permit on behalf of 2175852 Ontario Limited, to demolish an existing single family dwelling in order to transfer the lands free and clear to the City of Toronto to satisfy the parkland dedication.

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

### RECOMMENDATIONS

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**Toronto Building North York Division recommends that:**

1. The request to demolish subject residential building be approved with the following conditions:

- a. All debris and rubble be removed immediately after demolition and the excavation be 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**

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

## **DECISION HISTORY**

On October 21, 2008, Mr. Tommy Chang applied for a residential demolition permit on behalf of 2175852 Ontario Limited, to demolish an existing single family dwelling at 286 Maplehurst Avenue in order to transfer the lands free and clear to the City of Toronto to satisfy the parkland dedication.

The property, located on the north side of Sheppard Avenue just east of Willowdale Avenue, zoned R4 Residential Zone in the North York Zoning By-law 7625, will be acquired by the City for park purposes.

## **COMMENTS**

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 permit is issued to erect a replacement building on the property.

286 Maplehurst was acquired by the developer of 35 Hollywood to satisfy the off-site parkland dedication as per 6.5(d) of the North York Centre Secondary Plan where as part of a development, on site parkland dedication is not feasible and the abutting Community is below the established park standard of 1 hectare per 1,000 population, an off-site parkland dedication which is located within 0.8 kilometres of the site may be considered.

The land is to be transferred by the developer to Parks Forestry and Recreation free and clear of encumbrances and environmentally clean for park purposes.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry, Medical Officer of Health and the Ward Councillor.

## **CONTACT**

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

## **SIGNATURE**

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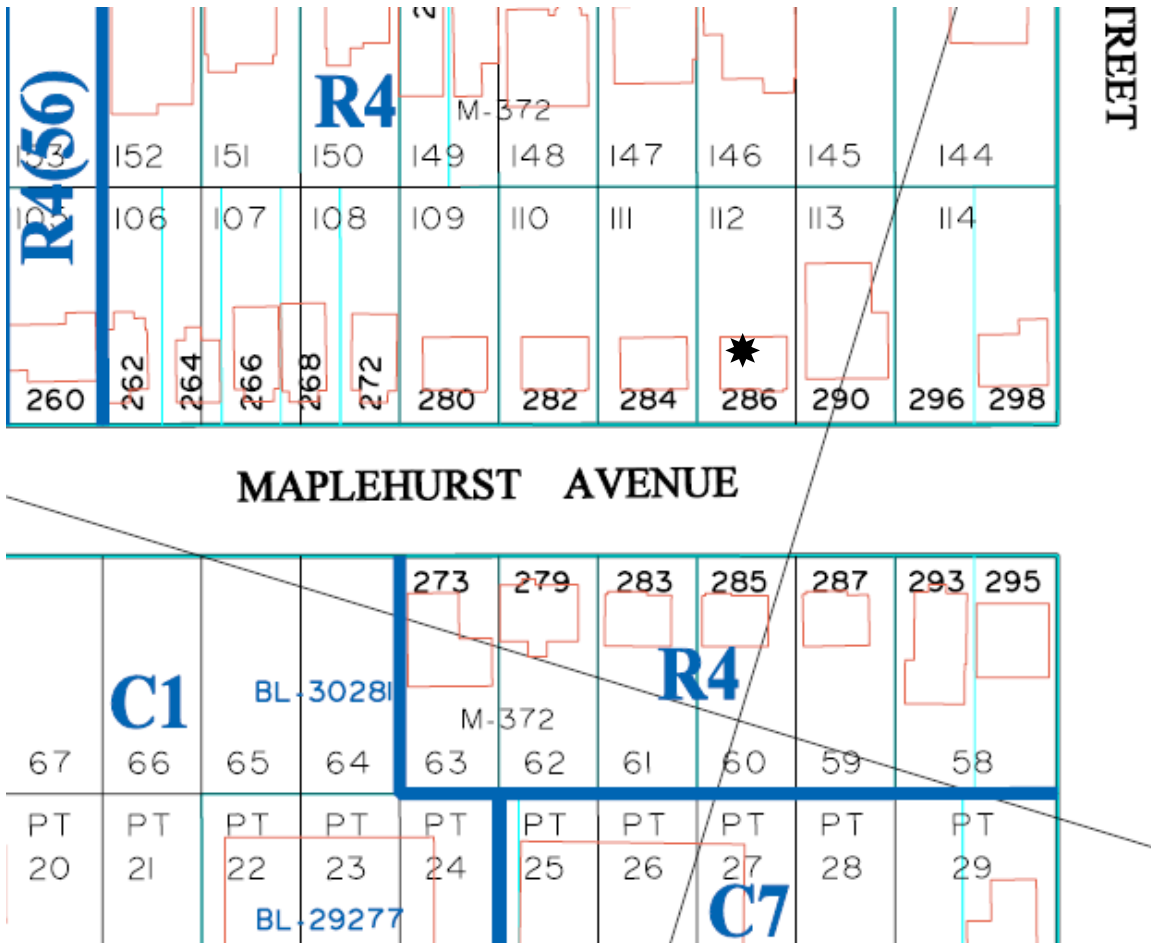
Steve Franklin P. Eng.  
Director of Building and  
Deputy Chief Building Official  
North District

## **ATTACHMENT**

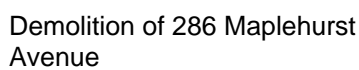
1. Zoning Map
2. Survey of the property
3. Letter from the Applicant

Attachment #1

Zoning Map  
284 Maplehurst Avenue



Survey  
286 Maplehurst Avenue



Attachment #3

Letter from Applicant  
286 Maplehurst Avenue

**2175852** Ontario Inc.

80 Tiverton Court, Suite 200, Markham, Ontario L3R 0G4 Tel: (905) 477-7609 Fax: (905) 477-6293

October 17, 2008

City of Toronto  
Planning and Building Department  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

**Re: "Demolition Permit Application, 286 Maplehurst Avenue"  
For Parkland Dedication for Project "The Pearl" at 35 Hollywood**

Please find enclosed the following items in support of a demolition permit application for 286 Maplehurst Ave.:

1. Permit application form.
2. Application fee at \$2,941.
3. Declaration of Time Frames;
4. Tree Declaration;
5. Demolition Permit Application Checklist;
6. 3 copies of survey of the property, and,
7. Rental Housing Demolition and Conversion Declaration of Use form.

We are proposing a high-rise residential condominium apartment project (under Rainbow Developments Inc.) at 35 Hollywood Ave. with City site plan file no. 06-179310. This project is under the requirement of parkland dedication. We have made arrangement with the City, and under s.42 of the Planning Act, that we will be doing a "cash-in-lieu" of parkland dedication payment to the City. This payment will be satisfied partly by cash contribution, and partly by purchasing target property and turning it over to the City. 286 Maplehurst Ave. was the property purchased for this purpose. Before we can turn it over to the City, we are required to demolish any structure on the property. For this reason, we are applying for a demolition permit to this effect.

Thank you for your attention. If you require any further information, please feel to contact me at (905) 477-7609x2232, or by email to [tommy.chang@conservatorygroup.com](mailto:tommy.chang@conservatorygroup.com), or on my cell phone at (416) 356 7527.

Yours faithfully,



Tommy Chang  
Planning & Development  
Encl.