

**Residential demolition
2 Anndale Drive**

Date:	September 22, 2009
To:	North York Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Number:	File No. 2009NY020 09 - 167531 DEM 00 DM

SUMMARY

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 bylaws.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 "Demolition Control", the application for demolition of the single family dwelling 2 Anndale Drive is referred to Toronto North Community Council to refuse or to grant the application, including any conditions, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the residential building at 2 Anndale Drive be approved with the following conditions:
 - (a) All debris and rubble be removed immediately after demolition and the excavation be filled in; and
 - (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

ISSUE BACKGROUND

Facilities and Real Estate were asked by the Transportation Services Division to make arrangements to purchase the property at 2 Anndale Drive for the purpose of expanding the ring road to alleviate traffic congestion from Yonge Street in the North York Centre. The property is required for the Strategy for the Implementation of the North York Centre Plan Service Road -North York Centre Service Road. The City of Toronto completed the purchase of the property known as 2 Anndale Drive on October 29, 2008.

COMMENTS

The City of Toronto, having acquired 2 Anndale Drive as part of a land assembly for the construction of future ring roads in the North York Centre, wishes to demolish the dwelling as soon as possible and will not construct a replacement building. On September 10, 2009, the City of Toronto, submitted an application to demolish the existing single family dwelling on the property. The application for the demolition has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

The City of Toronto Municipal Code [Chapter 363, Article 11 “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.

CONTACT

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SIGNATURE

Edward Tipping, Deputy Chief Building Official and Director, Toronto Building,
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Attachment

1. Zoning Map

1. Zoning Map

