

**Residential demolition application  
for 283 Greenfield Avenue**

<b>Date:</b>	September 22, 2009
<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. 09167526 DEM 00 DM File No. 2009NY021

**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 283 Greenfield Avenue is referred to North York Community Council to refuse or to grant the demolition permit. The City of Toronto owns the property at 283 Greenfield Avenue and requires permission to demolish the existing dwelling in order to supplement a new park at Greenfield Avenue.

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. North York Community Council approve the request to demolish the residential building at 283 Greenfield Avenue subject to the following conditions:

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

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

## **DECISION HISTORY**

The property located north of Sheppard Avenue east of Yonge Street, zoned R4 Residential Zone in the North York Zoning By-law 7625, is owned by the City of Toronto, and was acquired on October 20, 2008 for the purpose of expanding a new park on Greenfield Avenue.

On September 10, 2009, Mr. Joe Bandl, on behalf of the City of Toronto, submitted an application to Toronto Building to demolish the existing single family dwelling at 283 Greenfield Avenue. The City wishes to demolish the existing dwelling without constructing a replacement dwelling.

## **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.

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

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## SIGNATURE

Edward Tipping, Director of Building and Deputy Chief Building Official  
North District

## ATTACHMENT

### 1. ZONING MAP

