



STAFF REPORT ACTION REQUIRED

Residential Demolition Control - 637 Greenwood Ave

Date:	December 12, 2008
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	2008TE048

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 637 Greenwood Ave 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) The removal, disposal and handling of all hazardous materials including, but not limited to asbestos, lead, silica and polychlorinated biphenyls shall be conducted in accordance with the Ministry of the Environment and the Ministry of Labour regulations and guidelines.
 - (d) The removal of ozone-depleting substances shall be performed by a licensed contractor in compliance with the Ministry of Environment regulations.
 - (e) That the owner shall ensure the implementation of the demolition and excavation dust control measures approved by the Medical Officer of Health.

- (f) The owner/applicant shall notify the Medical Officer of Health prior to commencing any demolition activities.
 - (g) Prior to commencing any demolition activities, the owner/applicant shall contact the Medical Officer of Health for a pre-demolition inspection. At the time of the inspection the owner/applicant shall demonstrate the ability to successfully carry out all dust control activities; or
2. Approve the application to demolish the subject residential buildings without conditions; or in the alternative,
 3. 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

The recommendations in this report have no financial impact.

COMMENTS

On November 28, 2008, Shannon Marceau of Claybar Contracting, the applicant, applied on behalf of the owner of the property (Imperial Oil) for a demolition permit to demolish the 2 storey mixed use building located at 637 Greenwood Ave. The use within the building is 2 residential units and offices at the front portion of the first floor. The building is presently unoccupied.

The properties to the north and east of this property are also owned by Imperial Oil and form part of a site plan application which would see the redevelopment of the gas station at 1195 Danforth Ave with a new gasoline station and the re-use of the heritage building at 1213 Danforth with a convenience store and coffee shop. The site remediation required for the existing gasoline station requires work to be conducted underneath the building at 637 Greenwood Ave (building subject of this demolition application). The owners of the redevelopment site have now purchased this site and propose to demolish the building, complete the site remediation and incorporate this site as part of the overall redevelopment.

The applicant has indicated that the existing building contains Designated Substances as defined under the Occupational Health and Safety Act. An environmental report has been forwarded to Public Health for their review and comments. The Healthy Environments section of Public Health has provided comments and the above recommendations 1 (c) through (g) are conditions of approval suggested by Public Health which will ensure safe demolition, removal and disposal of any designated substances and o-zone depleting substances.

Since the building permit for a replacement building has not been applied for nor will be applied for, 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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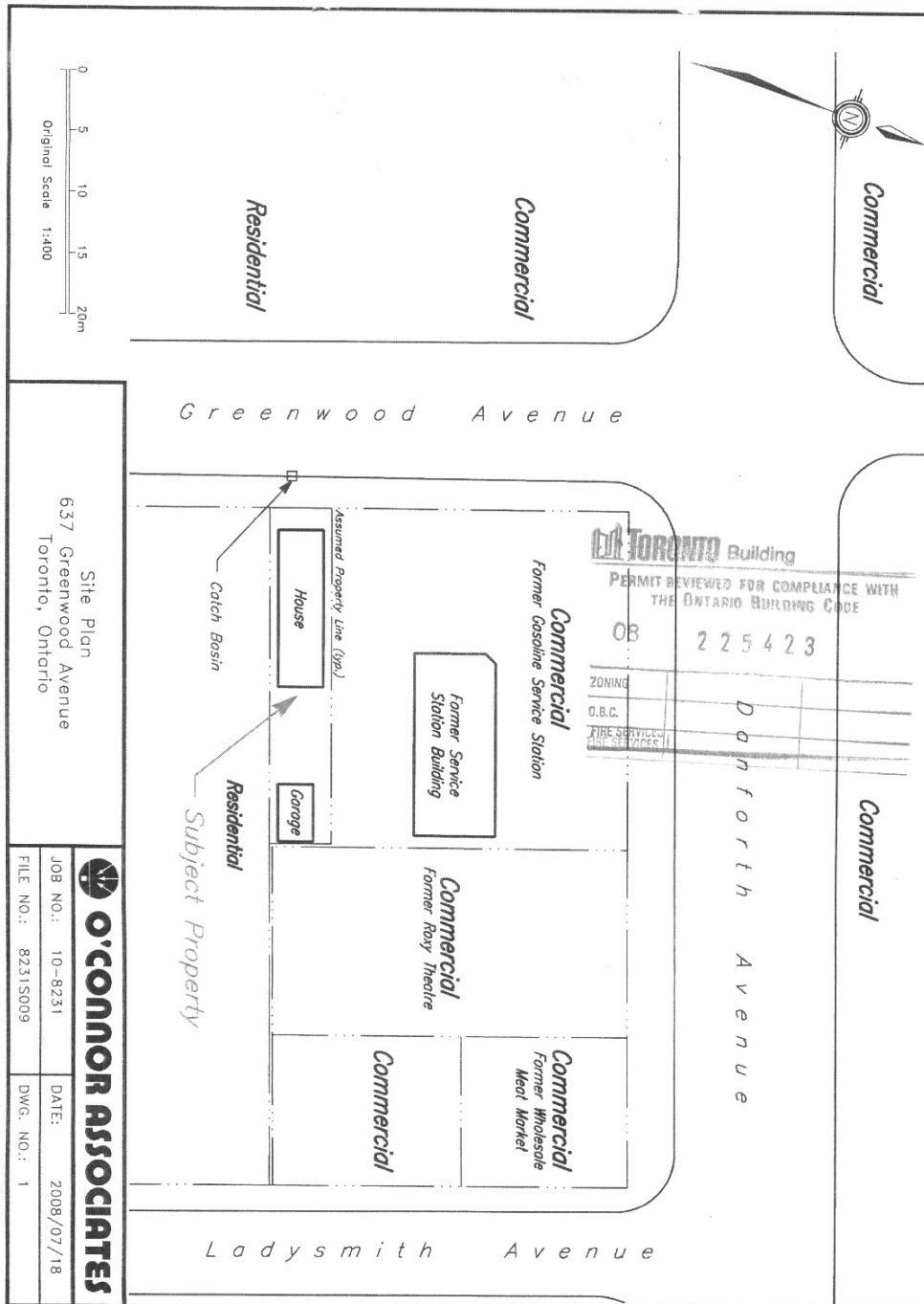
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Floor Plans

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Attachment 2: Floor Plans

