



## STAFF REPORT ACTION REQUIRED

### Demolition Control Applications 296 Old Weston Rd

<b>Date:</b>	June 4, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Mark Sraga, Director and Deputy Chief Building Official
<b>Wards:</b>	Ward 17 Davenport
<b>Reference Number:</b>	<b>2010EY062</b>

### SUMMARY

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This staff report is regarding a matter for which Community Council has been delegated authority from City Council to make a final decision.

On May 31, 2010, Toronto Building received a demolition permit application to demolish a two storey single family dwelling at 296 Old Weston Rd. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with By-law No 1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued to replace the building, and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

### RECOMMENDATIONS

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

- a) Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or,
- b) Approve the application to demolish the subject one-storey single family dwelling without conditions; or
- c) Approve the application to demolish the subject one-storey single family dwelling 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 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
  - iv. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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

## **COMMENTS**

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On May 27, 2010 Toronto Building received a demolition permit application for a two storey single family dwelling at 296 Old Weston Rd which is located in former City of Toronto. 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 and Heritage for review and response. To this date, Toronto Building has not received any comment from the Area Councillor however, Urban Forestry and Heritage staff has indicated that they have no interest on these properties.

Demolition notice placard is required to be displayed until June 15, 2010 advising of the impending demolition. During a recent inspection at the site on June 3, 2010, it was observed that the building was not demolished and the placard was on display advising of the proposed demolition.

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been

received by Toronto Building. In such cases, By-law 1009-2006, and the Municipal Code, requires Community Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Community 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, City 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 one-storey single family dwelling and leave the site vacant, if it is Community Council's decision to issue the demolition permit, it is my recommendation that reasonable conditions should be included to require 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.

## **CONTACT**

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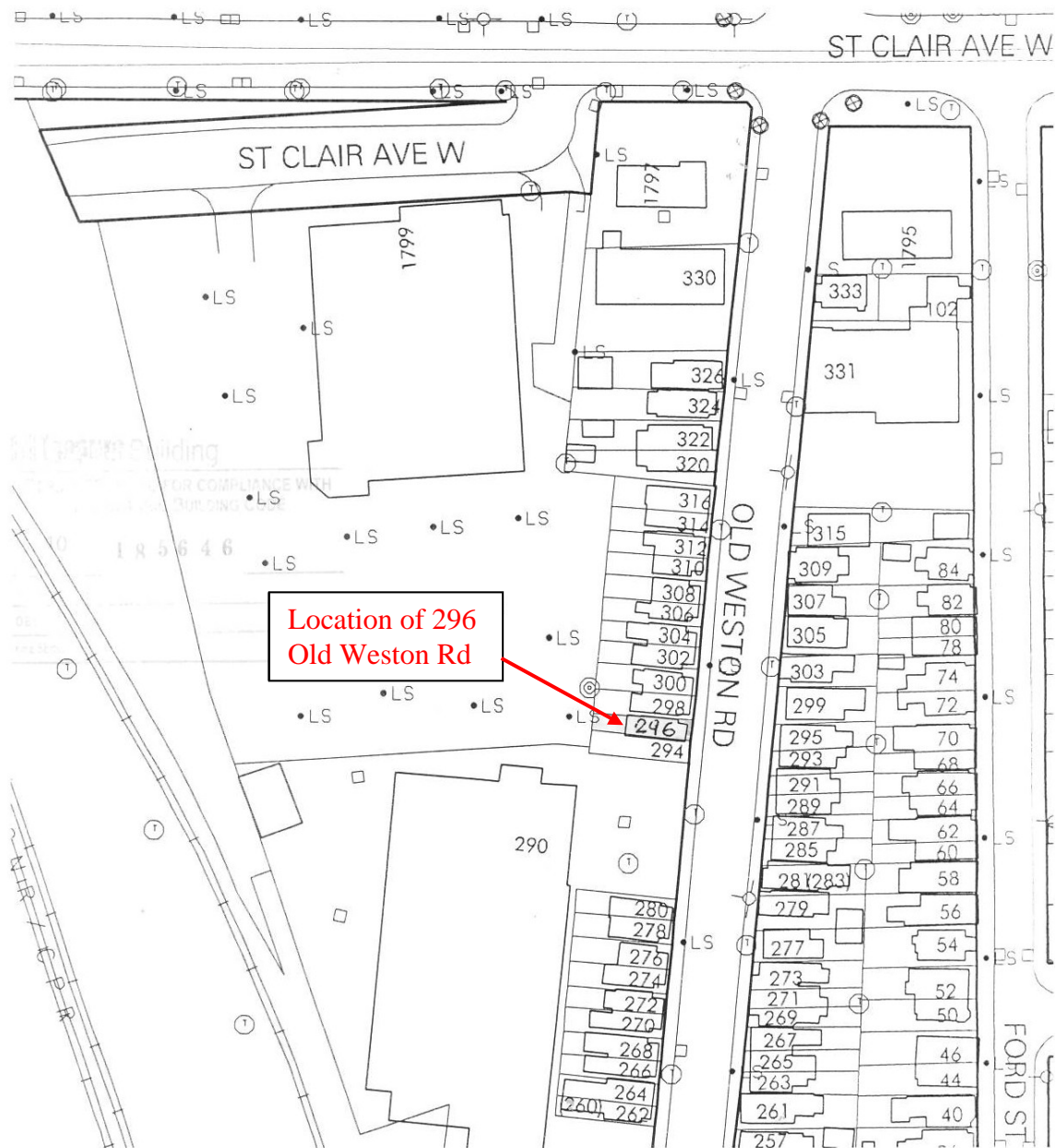
## **SIGNATURE**

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

## **ATTACHMENTS**

1. Site Plan
2. Pictures

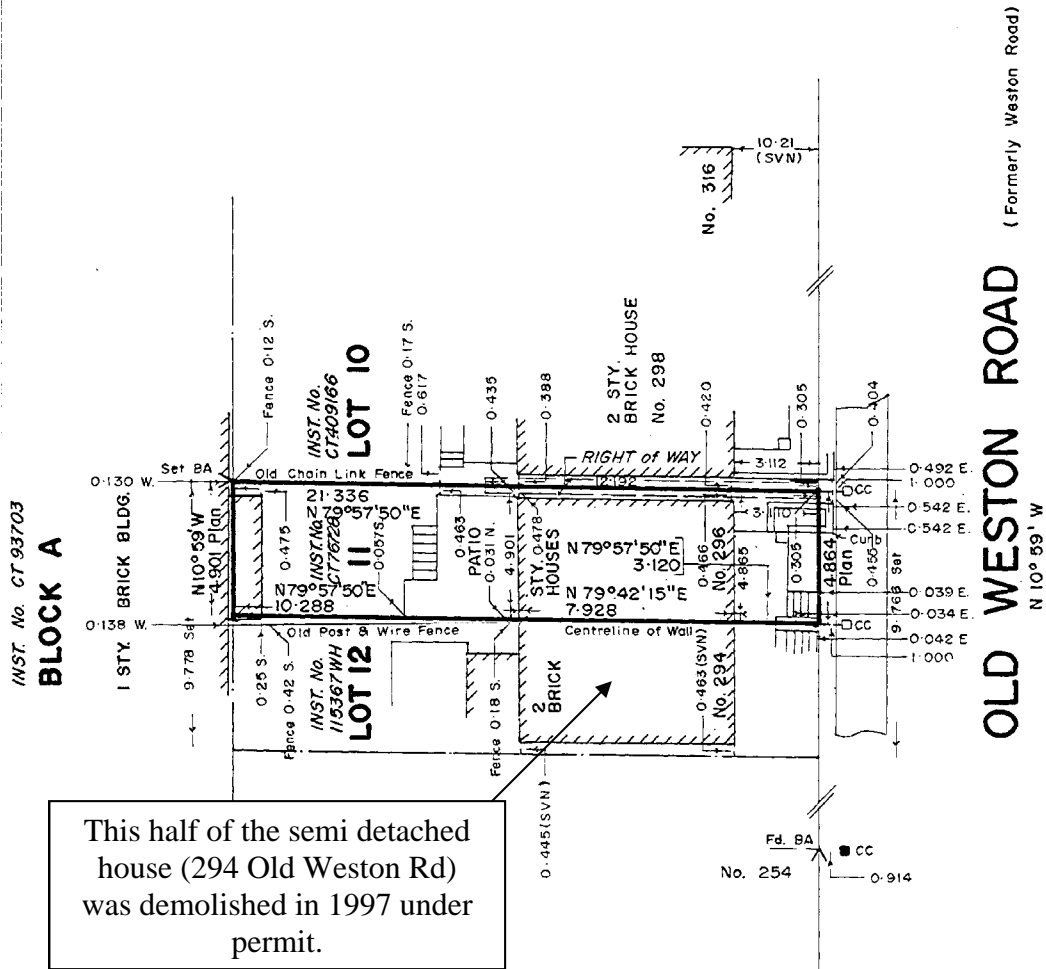
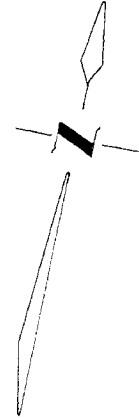


# PLAN OF SURVEY OF LOT II REGISTERED PLAN 1703 YORK CITY OF TORONTO

MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1:200

C.E. DOTTERILL O.L.S. 1983.



<p><b>NOTE</b></p> <p>S.I.B. denotes standard iron bar. S.S.I.B. denotes short standard iron bar. I.B. denotes iron bar. I.T. denotes iron tube. CC. denotes cut cross. CC. denotes cut cross. CC. denotes found.</p>	<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I CERTIFY THAT The field survey represented on this plan was completed on the 19th day of December 1983.</p> <p><i>C.E. Dotterill</i> C.E. Dotterill Ontario Land Surveyor</p>	<p><b>BEARING NOTE</b></p> <p>Bearings are astronomic and are referred to the Westerly limit of Old Weston Road as shown on Plan 1703 having a bearing of N 10° 59' W</p> <p><b>METRIC</b></p> <p>Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.</p>	<p><b>C.E. DOTTERILL LTD</b></p> <p>ONTARIO LAND SURVEYOR 122 CAMBRIDGE AVENUE TORONTO 461-0381</p>
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Location of 296  
Old Weston Rd



Location of 296  
Old Weston Rd

**CONTACT:**

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