



## STAFF REPORT ACTION REQUIRED

### Demolition Control Applications 80 Laurel Ave.

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | July 15, 2010   |
| <b>To:</b>               | Etobicoke York Community Council                        |
| <b>From:</b>             | Mark Sraga, Director and Deputy Chief Building Official |
| <b>Wards:</b>            | Etobicoke-Lakeshore, Ward 5                             |
| <b>Reference Number:</b> | 2010EY065   |

### SUMMARY

---

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

On June 30, 2010, Toronto Building received a demolition permit application to demolish a one single family dwelling and a detached garage located at 80 Laurel Ave. 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 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

---

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

- a) Refuse the application to demolish the subject one-storey single family dwelling and the detached garage 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 residential building with the following conditions:
  - i) 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) confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department;
  - iii) prior to the issuance of a demolition permit, the applicant shall satisfy all conditions concerning City owned trees, to the satisfaction of Urban Forestry Services
  - iv) all debris and rubble be removed immediately after demolition;
  - v) 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
  - vi) any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

---

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

## **ISSUE BACKGROUND**

---

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

## **COMMENTS**

---

On June 30, 2010 Toronto Building received an application to demolish a one single family dwelling and a detached garage located at 80 Laurel Ave. The property is located south of Burnhamthorpe Rd. east of The East Mall on the west side of Laurel Ave. in the former City of Etobicoke. The residential dwelling is located within an R2 zone.

On January 26, 2010 a consent application to sever the existing property into two residential lots was received by the City. On May 6, 2010 the consent was approved with conditions.

The owners had advised City staff that they will be seeking permission to demolish the existing one storey dwelling and the detached garage with no plans to reconstruct. The owners presently are in a process of selling the two lots to different purchasers and since the existing dwelling is situated within the boundaries of both parcels of land they would need to demolish the existing dwelling prior to selling of these lots.

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for the replacement buildings have 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 residential building and leave the site vacant until the new owners obtained building permits for new dwellings, if it is Community Council's decision to issue the demolition permit, it is my recommendation that reasonable conditions should be included to require that prior to the issuance of a demolition permit, the applicant satisfy all conditions concerning City owned trees, to the satisfaction of Urban Forestry Services, 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.

Memorandums were forwarded to the Area Councillor, Urban Forestry and Heritage for review and response.

## **CONTACT**

Galina Veltman

Manager, Plan Examination

Tel: (416) 394-8042 Fax: (416) 394-8209

E-mail: [veltman@toronto.ca](mailto:veltman@toronto.ca)

---

Mark Sraga

Director of Building and

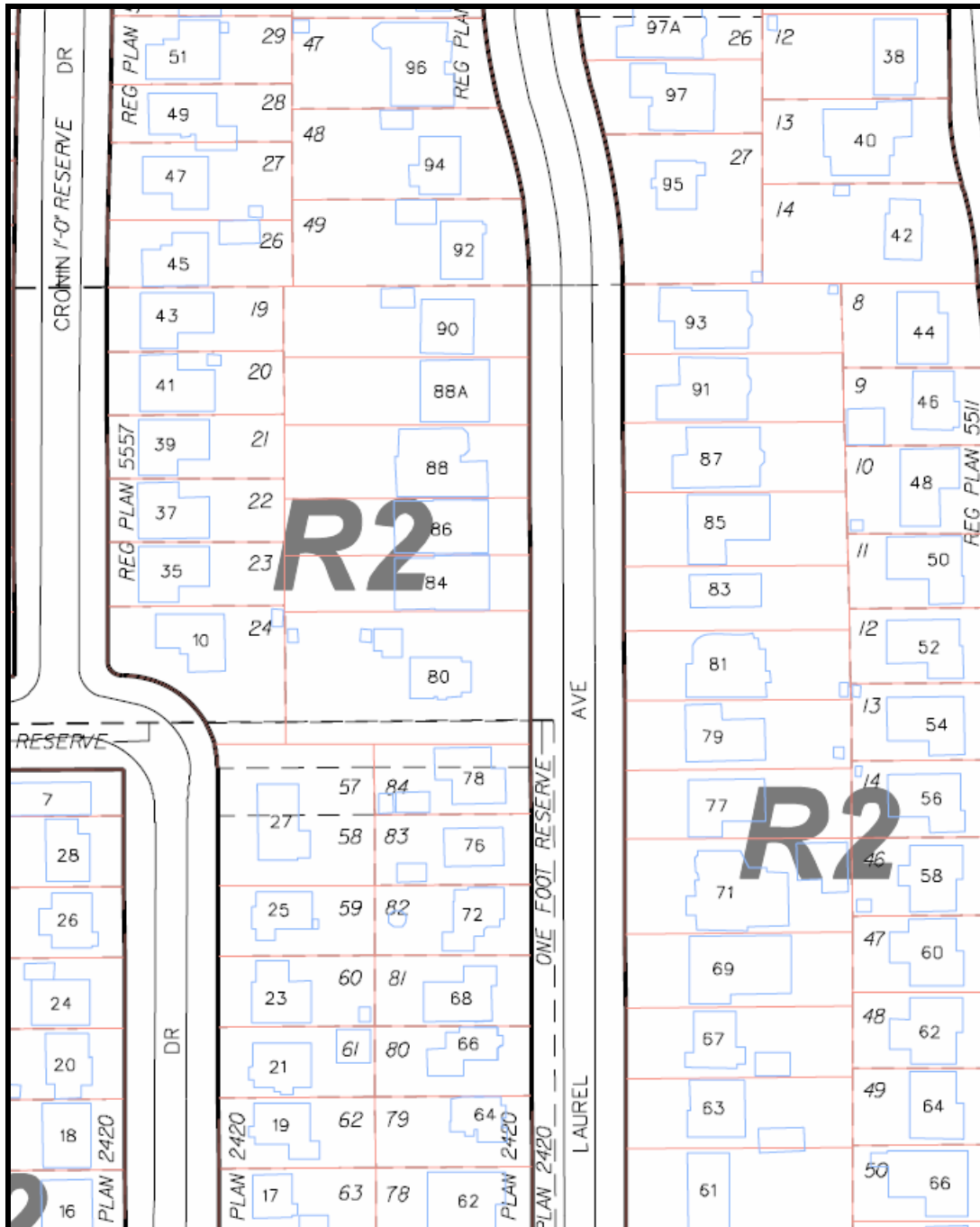
Deputy Chief Building Official

Etobicoke York District

ATTACHMENTS:

- Attachment 1- Zoning Map
- Attachment 2- Site Plan
- Attachment 3- Applicants Letter

ATTACHMENT 1- ZONING MAP



LOT 24

LOT 23

REGISTERED PLAN 5557

LOT 19, NORTHERN DIVISION

CONCESSION 1 FRONTING THE LAKE PART 3, PLAN 64R-6441

LOT 57

LOT 84

LAUREL AVENUE (BY REGISTERED PLAN 2420)

LAUREL AVENUE (BY BY-LAW 10227, INST. No. 173383)

LAUREL AVENUE (BY BY-LAW 10257, INST. No. 174593)

(BY BY-LAW 10142, INST. No. 171069)

### ATTACHMENT 3 – APPLICANTS LETTER

June 28, 2010

Ms. Galina Veltman  
Manager- Plan Examinations  
City of Etobicoke  
2 Civic Centre Ct.  
2<sup>nd</sup> Floor  
Etobicoke, On

Dear Ms. Veltman,


Thank you for the help that you have provided in mentioning our options around accessing a demolition permit on 80 Laurel Avenue. Please accept this letter as a formal request to Council to consider the circumstances of our situation.

We have been granted the ability to sever 80 Laurel Ave. into two separate building lots (80 and 82 Laurel Avenue), and have entered into a purchase and sale agreement with another party that will close on or about July 8<sup>th</sup> for one of those lots. There currently exists an ancient single family dwelling on the property that spans both lots, and we request Council's permission to obtain a Demolition permit prior to an application for a Building Permit for either lot being submitted in order to simplify the sale process to the new purchaser. It is our understanding that the purchaser of 80 Laurel Avenue intends to submit a Building Permit application at some point in the future.

It is our intention to sell the other building lot for development purposes, and will include the building plans that were submitted with our original application to sever 80 Laurel Avenue. The entire process, with each new purchaser, will be much cleaner if we are able to remove the dwelling that currently crosses both property lines prior to either of the purchasers submitting Building Permit Applications.

I thank you for your attention to this matter. Please let me know if there is any other information that would be useful.

Regards,



Karl Berger  
Director  
Kingsway Manor Estates Group Inc.

APPLICANT:

Karl Berger  
Director Kingsway Manor Estates Group Inc.  
1128 Tecumseh Park Dr.  
Mississauga ON  
L5H 2W1  
Tel: (905) 278-8703