



STAFF REPORT ACTION REQUIRED

Residential demolition application 101 Lorraine Drive

| | |
|--------------------------|---|
| Date: | December 14, 2009 |
| To: | North York Community Council |
| From: | Director of Building and Deputy Chief Building Official |
| Wards: | Ward 23 - Willowdale |
| Reference Number: | 2010NY007 09-180069 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 one single family dwelling at 101 Lorraine Drive are referred to Toronto North Community Council to refuse or to grant the applications including any conditions, to be attached to the demolition permits.

RECOMMENDATIONS

Toronto Building North York Division recommends that:

1. The request to demolish the subject residential buildings 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

The house at 101 Lorraine Drive is being demolished in order for the property to be dedicated to the City as parkland. The land is to be incorporated into the expanded area of Edithvale Park. The dedication is a condition of approval for a residential condominium complex between Olive Ave. and Holmes Avenue, west of the Doris Avenue extension.

The condominium development, identified by the municipal address of 18 Holmes Ave., is being developed by the applicant, Great Land (Olive) Inc. The owner has been asked to convey the property for park purposes, free and clear of all encumbrances to the City of Toronto.

COMMENTS

The owner of the land has applied for and has obtained building permits for a condominium development at 18 Holmes Avenue. A condition of the approval for the residential development, is that the property known as 101 Lorraine Drive be conveyed to the City of Toronto. The owner proposes to demolish the existing dwelling, an application for demolition permit was submitted on October 19, 2009. The owner intends to commence demolition as soon as possible and will not build replacement dwellings.

The application for the demolition of the dwelling was 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

Diane Damiano, Manager Plan Review, Tel: 416-395-7561; Fax: 416-395-7589

E-mail: damiano@toronto.ca

SIGNATURE

Edward Tipping
Deputy Chief Building Official and Director, Toronto Building
North York District

Attachments

1. Zoning map of area
2. Applicant's letter



December 14, 2009

City of Toronto Building Department
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Attention: Ms. Diane Damiano, Manager
Plan Review, North District

Re: Application for Demolition Permit - 101 Lorraine Drive
File No.: 09 180069 DEM 00 DM

Further to our recent discussion, we wish to confirm that the house at 101 Lorraine Drive is being demolished in order for the property to be dedicated to the City as parkland and incorporated into the expanded area of Edithvale Park. The dedication is a condition of approval for a residential condominium complex between Olive Ave. and Holmes Avenue, west of the Doris Avenue extension. The condominium development, identified by the municipal address of 18 Holmes Ave., is being developed by the applicant, Great Land (Olive) Inc. The relevant City file numbers are:

- Zoning: 07 167612 NNY 23 OZ
- Site Plan: 07 167587 NNY 23 SA
- Superstructure Building Permits: 08 119667, 08 121790, and 08 121672

The foundation is to be removed, and the property graded to blend into adjacent properties.

We trust that clarifies the matter. If you require additional information, please contact the undersigned. Thank you.

Yours truly,
Per Great Land (Olive) Inc.
Ron Stein
Manager of Land Development

ATTACHMENT 2