



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Applications 115, 117, 119 Finch Avenue West

<b>Date:</b>	April 7, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Toronto Building and Deputy Chief Building Official
<b>Wards:</b>	<b>Ward 23 – Willowdale</b>
<b>Reference Numbers:</b>	File No. 2010NY032 Folder Nos. 09-198422 DEM 00 DM; 09-198463 DEM 00 DM; 09-198466 DEM 00 DM

#### **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", applications for demolition permits at 115, 117, 119 Finch Avenue West are referred to North York Community Council to refuse or to grant the demolition permit.

On December 16, 2009, Melissa Cristofoli, on behalf of Hullmark Centre Inc., submitted applications for the demolition of three vacant single family dwellings. Replacement buildings will not be constructed on the properties as the lands are to be transferred to the City of Toronto free and clear of encumbrances and environmentally clean for park purposes.

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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### **The Toronto Building Division recommends that:**

1. The request to demolish subject residential buildings at 115, 117, 119 Finch Avenue West be approved with the following conditions:
  - a. All debris and rubble be removed immediately after demolition and the excavation be filled in
  - 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.

## **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 owner of the lands, Hullmark Centre Inc., submitted demolition permit applications in order to demolish the dwelling units at 115, 117, 119 Finch Avenue West. The owner does not intend to construct replacement dwellings on the lands but will transfer the lands to The City of Toronto, Parks, Forestry and Recreation Division, free and clear of encumbrances and environmentally clean, for park purposes.

Hullmark Centre Inc., has stated in their letter, attached to this report as Attachment #3, that, in fulfillment of Section 13 of the Hullmark Centre Settlement Offer, prior to issuance of the first above grade building permit and not later than twelve months after the coming into force of its official plan amendments (August 19<sup>th</sup>, 2010), Hullmark is to convey 115,117 & 119 Finch Avenue West. These lands will also be put towards satisfying the City’s parkland dedication requirements

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, and no comments have been received.

## **CONTACT**

Diane Damiano, Manager Plan Review, Tel: 416-395-7561; Fax: 416-395-7589  
E-mail: damiano@toronto.ca

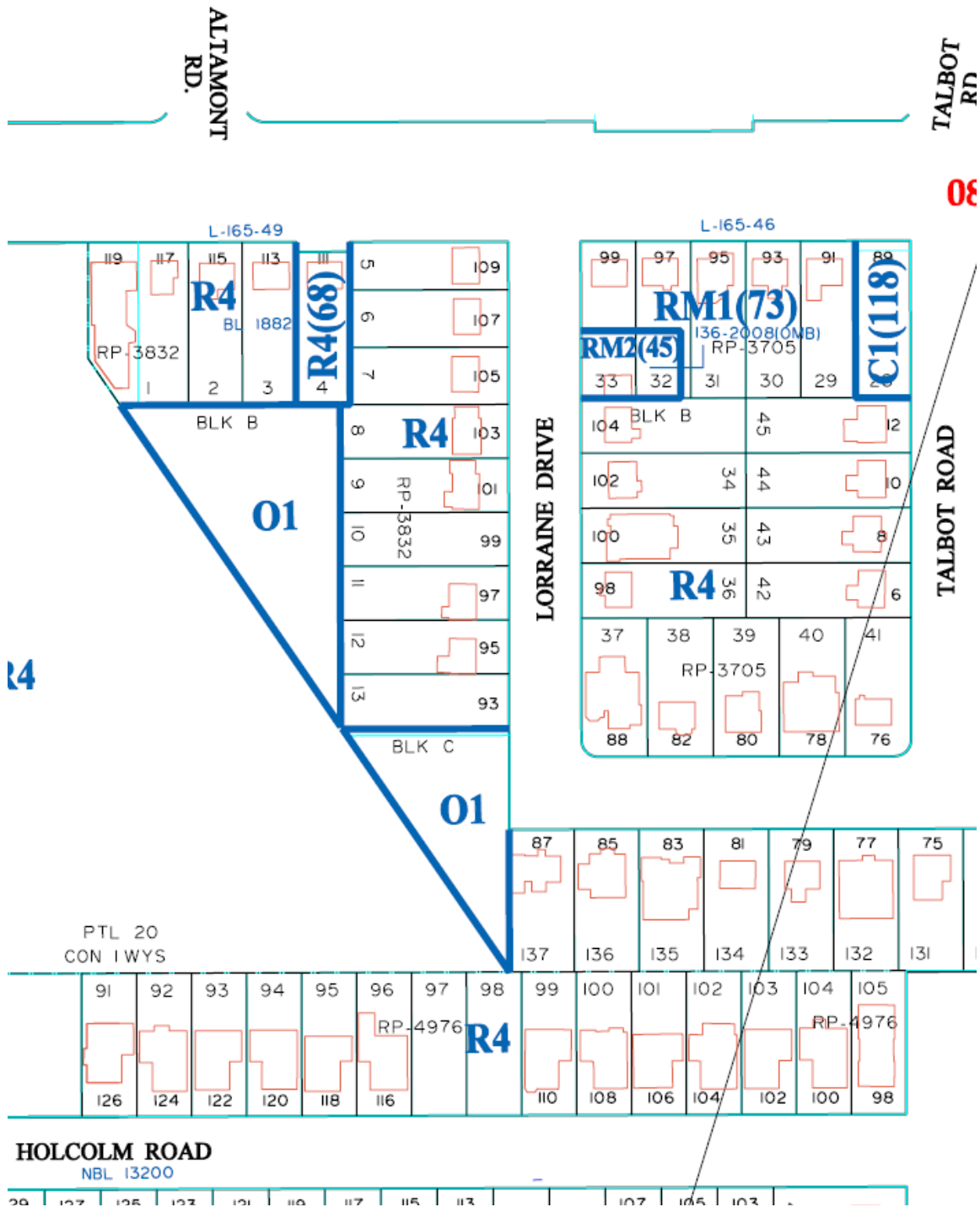
## **SIGNATURE**

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

## **ATTACHMENT**

1. Zoning Map
2. Survey
3. Applicant's letter



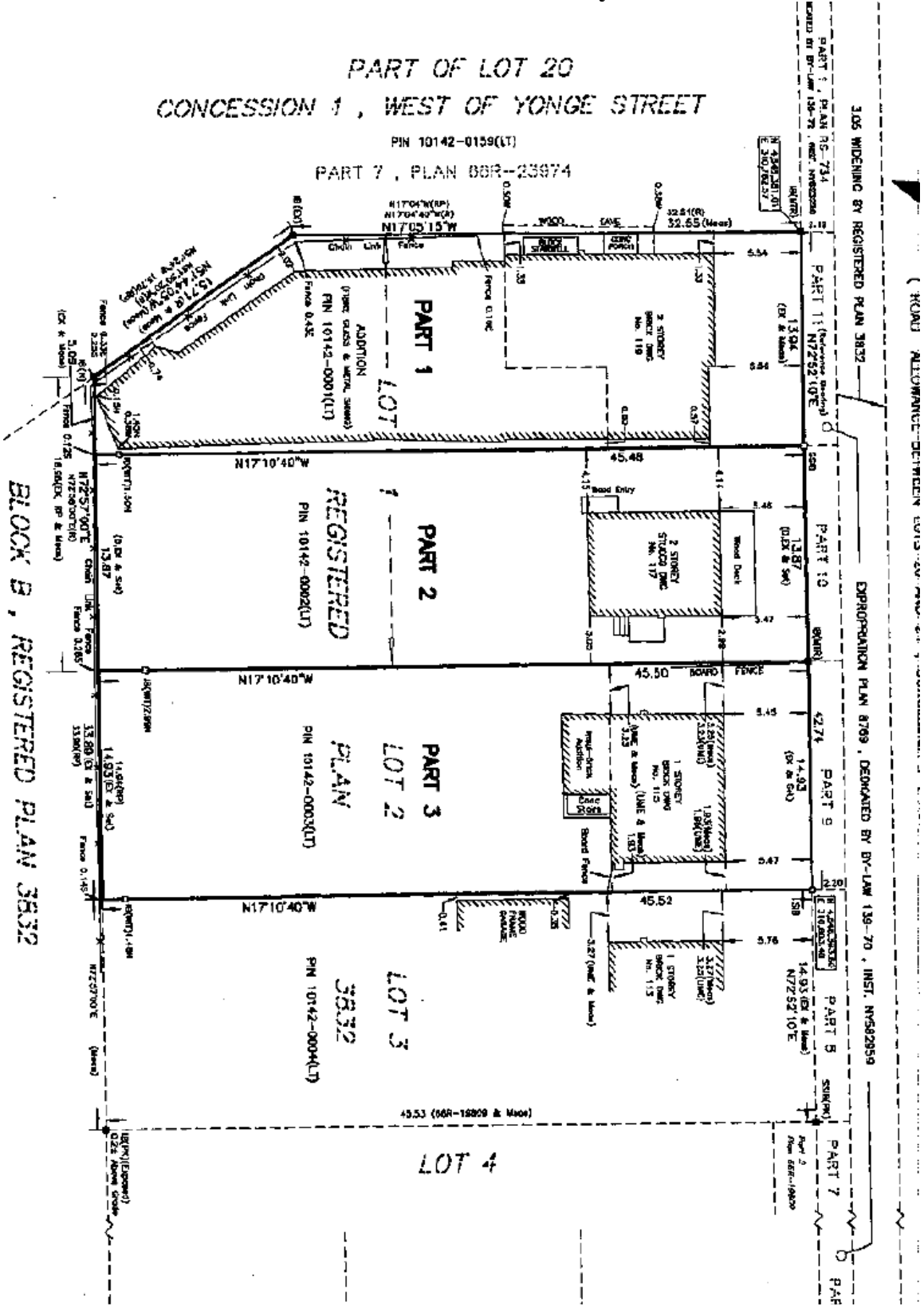
**Attachment #1 - Zoning Map**

# Attachment #2 - Survey

## PART OF LOT 20 CONCESSION 1, WEST OF YONGE STREET

PIN 10142-0159(LT)

PART 7, PLAN 06R-23974



BLOCK B, REGISTERED PLAN 3832

115, 117, 119 Finch Ave.W.

### **Attachment 3 – Applicant’s letter**

Diane Damiano  
Manager, Building Department  
North District  
5100 Yonge Street  
Toronto, ON  
M2N 5V7

**RE: Hullmark Centre Off-site Properties  
115-119 Finch Ave. W., 2 & 10 Bonnington Pl., 284 Maplehurst Ave.**

Diane,

As per our Settlement Offer there are certain time requirements related to when Hullmark Centre Inc. is required to give the above mentioned properties to the City of Toronto.

Section 4 of the Settlement Offer states that upon final zoning approval, Hullmark will convey 2 & 10 Bonnington Pl. to the City. These lands will be put towards satisfying the City’s parkland dedication requirements.

Section 13 of the Settlement Offer states that prior to issuance of the first above grade building permit and not later than twelve months after the coming into force of its official plan amendments(August 19<sup>th</sup>, 2010), Hullmark agrees to convey 115,117 & 119 Finch Ave. W. These lands will also be put towards satisfying the City’s parkland dedication requirements.

Section 14 of the Settlement Offer states that in exchange for lands given to Hullmark by the City (Parts 18, 21 & 23 on Draft R-Plan dated Nov. 12, 2008, total area being 222.0 m2), Hullmark agrees to convey 284 Maplehurst Ave. to the City, for use as parkland.

If you have any questions, please don’t hesitate to call me at 416-661-9290 x244.

Regards,

Melissa Cristofoli