



STAFF REPORT ACTION REQUIRED

Residential Demolition Applications 2 and 10 Bonnington Place

Date:	April 7, 2010
To:	North York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 23 – Willowdale
Reference Numbers:	File No. 2010NY034 Folder Nos. 09-197928 DEM 00 DM 09-198326 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 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 2 and 10 Bonnington Place 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 two 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

The Toronto Building Division recommends that:

1. The request to demolish subject residential building at 2 and 10 Bonnington Place 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.

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 2 and 10 Bonnington Place. 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 4 of the Hullmark Centre Settlement Offer, upon final zoning approval, Hullmark will convey the properties at 2 and 10 Bonnington Place to the City. These lands will be put towards satisfying the City’s parkland dedication requirements.

The application for the demolition of these single family dwellings 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

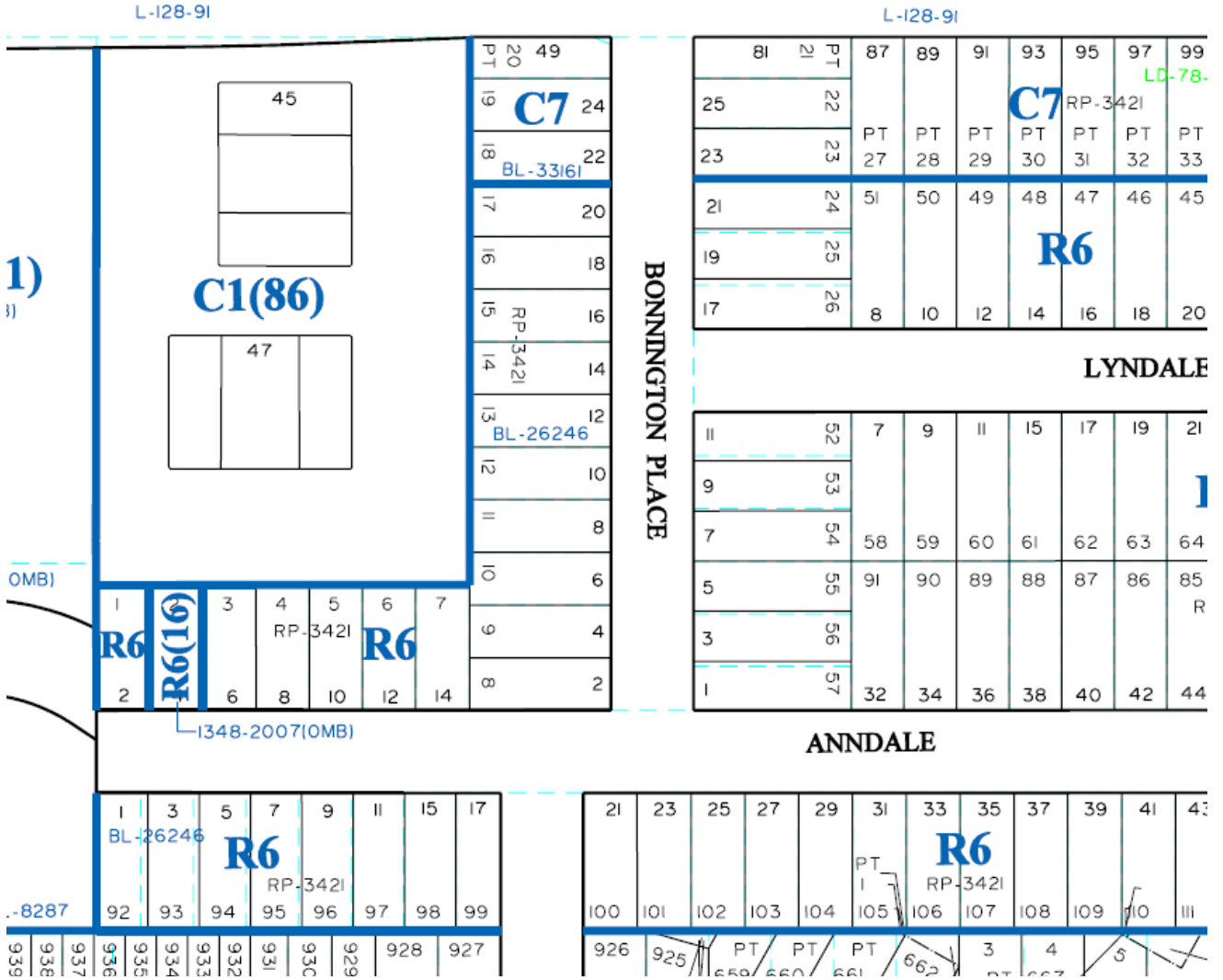
Diane Damiano, Manager Plan Review, Tel: 416-395-7561; Fax: 416-395-7589
E-mail: damiano@toronto.ca

SIGNATURE

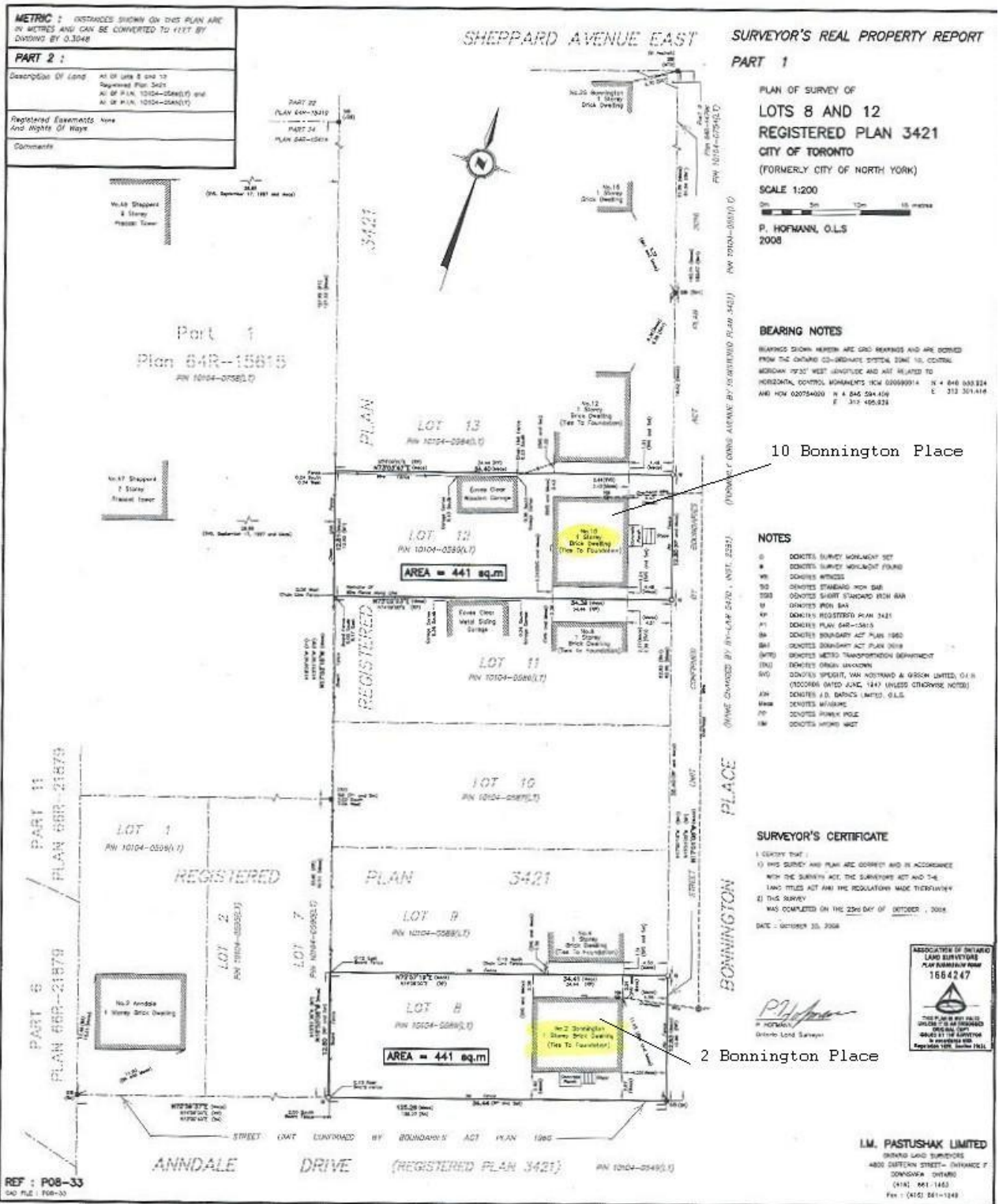
Edward Tipping, P. Eng.
Deputy Chief Building Official and Director,
Toronto Building, North York District.

ATTACHMENT

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



Attachment #1 - Zoning Map



Attachment #2 - Survey

2 and 10 Bonnington Place

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 19th, 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

Attachment 3 – Applicant's letter

