



**STAFF REPORT  
ACTION REQUIRED**

**Supplementary Report  
Residential Demolition Applications  
2 and 10 Bonnington Place**

<b>Date:</b>	April 16, 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. 2010NY038 Folder Nos. 09-197928 DEM 00 DM 09-198326 DEM 00 DM

**SUMMARY**

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The purpose of this supplementary report is to correct the information provided to the North York Community Council in a report dated April 7, 2010. In that report, the North York Community Council was advised that the lands at 2 and 10 Bonnington Place would be transferred to the City of Toronto, Parks, Forestry and Recreation Division, free and clear of encumbrances and environmentally clean, for park purposes. On April 15, 2010, the owner submitted a revised letter to indicate that the lands will be transferred to the City of Toronto for the North York Service Road network extension, in fulfillment of Section 4 of the Hullmark Centre Settlement Offer.

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.

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 North York Community receive the report from the Director and Deputy Chief Building Official, Toronto Building, dated April 7, 2010 for information only; and
2. the request to demolish subject residential building at 2 and 10 Bonnington Place be approved with the following conditions:
  - all debris and rubble be removed immediately after demolition and the excavation be filled in; and
  - 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 2 and 10 Bonnington Place. The owner does not intend to construct replacement dwellings on the lands but will transfer the lands for the North York Service Road network extension, in fulfillment of Section 4 of the Hullmark Centre Settlement Offer.

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**

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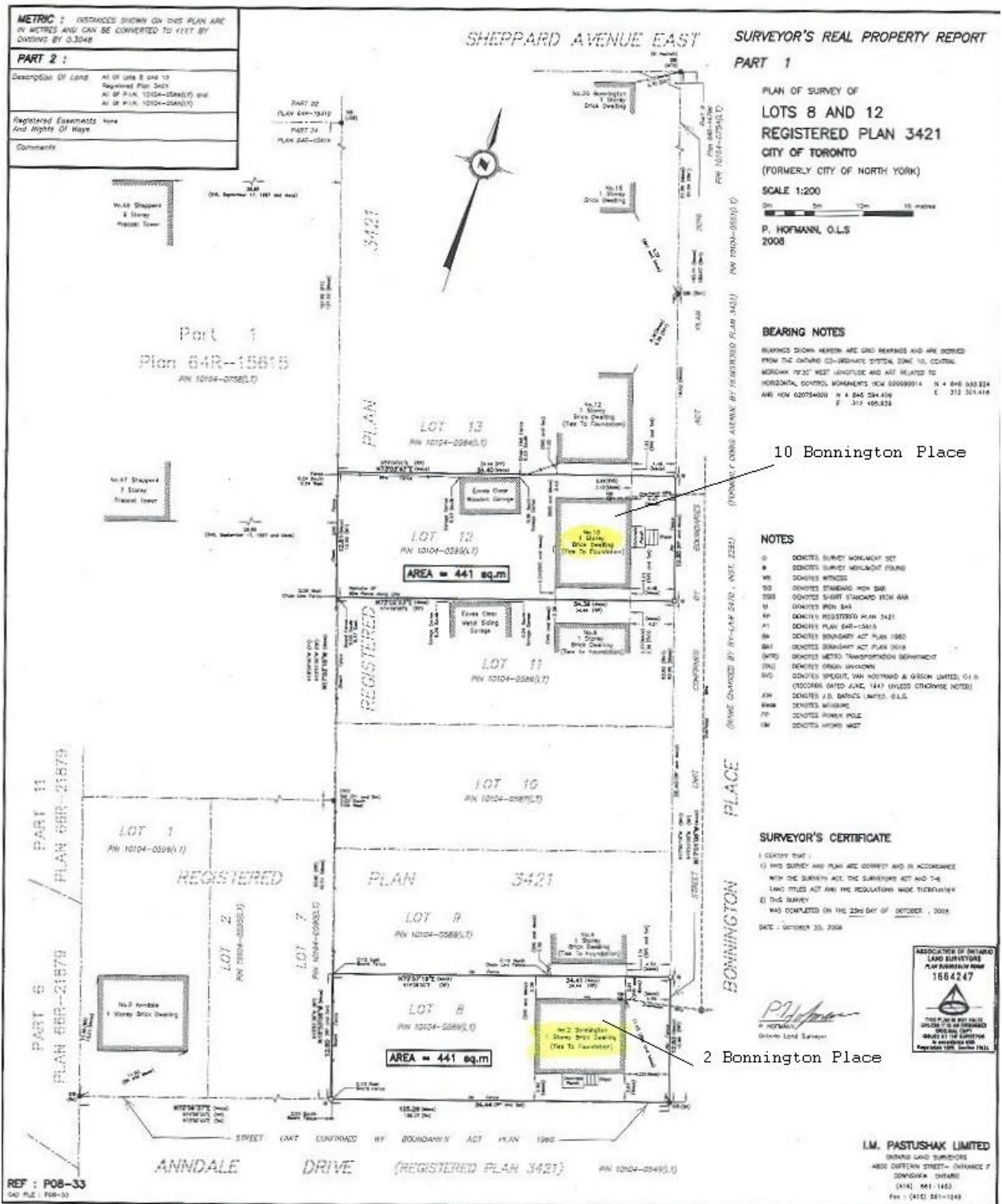
Edward Tipping, P. Eng.  
Deputy Chief Building Official and Director,  
Toronto Building, North York District.

## **ATTACHMENT**

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



### Attachment #1 - Zoning Map



**Attachment #2 - Survey**

2 and 10 Bonnington Place

April 16, 2010

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

**RE: Hullmark Centre Off-site Properties  
2 & 10 Bonnington Pl.**

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 building out the future ring road system.

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

Regards,

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

2 and 10 Bonnington Place