



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 758 and 760 Sheppard Avenue West

Date:	May 3, 2010
To:	North York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 10 – York Centre
Reference Numbers:	File No. 2010NY040 Folder Nos. 10-140485 DEM 00 DM 10-140469 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”, the applications for demolition permits at 758 and 760 Sheppard Avenue West are referred to North York Community Council to refuse or to grant the demolition permit.

On March 26, 2010, Nick Sampogna, the owner of the properties at 758 and 760 Sheppard Avenue West, submitted an application for the demolition of two 1^{1/2} storey dwellings located at 758 and 760 Sheppard Avenue West.

If the North York Community Council grants issuance of the demolition permit, it may do so with or without conditions.

RECOMMENDATIONS

The Toronto Building Division recommends that North York Community Council give consideration to the demolition application, and:

- a) Refuse the applications to demolish the subject single family dwellings because there is no permit application to replace the buildings on the site; or,
- b) Approve the applications to demolish the subject single family dwellings without conditions; or
- c) Approve the applications to demolish the subject buildings with the following conditions:
 - i. that 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. that all debris and rubble be removed immediately after demolition;
 - iii. that 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
 - iv. that any holes on the property are backfilled with clean fill.

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 buildings are not listed on the City’s Inventory of Heritage Properties and are presently vacant.

The application for the demolition of the existing dwellings was circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. Toronto Building has received clearance from Heritage Preservation Services, there were no comments received from the Ward Councillor or from Urban Forestry at the time of preparation of this report.

In his letter dated April 23, 2010, Attachment #3 to this report, the Architect for the owner has indicated this site is the subject of a re-development proposal. An application for re-zoning was submitted in 2010. He further states that the unoccupied dwellings create potential hazard for the owner and that there has been evidence of trespassing/vandalism to empty dwellings.

This application is being submitted to the North York Community Council for consideration because no building permit applications for replacement buildings have been received by Toronto Building. In this case, By-law 1009-2006, and the Municipal Code, requires Community Council to issue or refuse the applications for demolition permits.

In accordance with By-law 1009-2006, Community Council may impose any reasonable conditions which have regard to the nature of the residential properties, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures.

As the owner intends to demolish the residential buildings and leave the sites vacant, if it is Community Council's decision to issue the demolition permits, it is my recommendation that reasonable conditions should be included to require 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.

CONTACT

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E-mail: damiano@toronto.ca

SIGNATURE

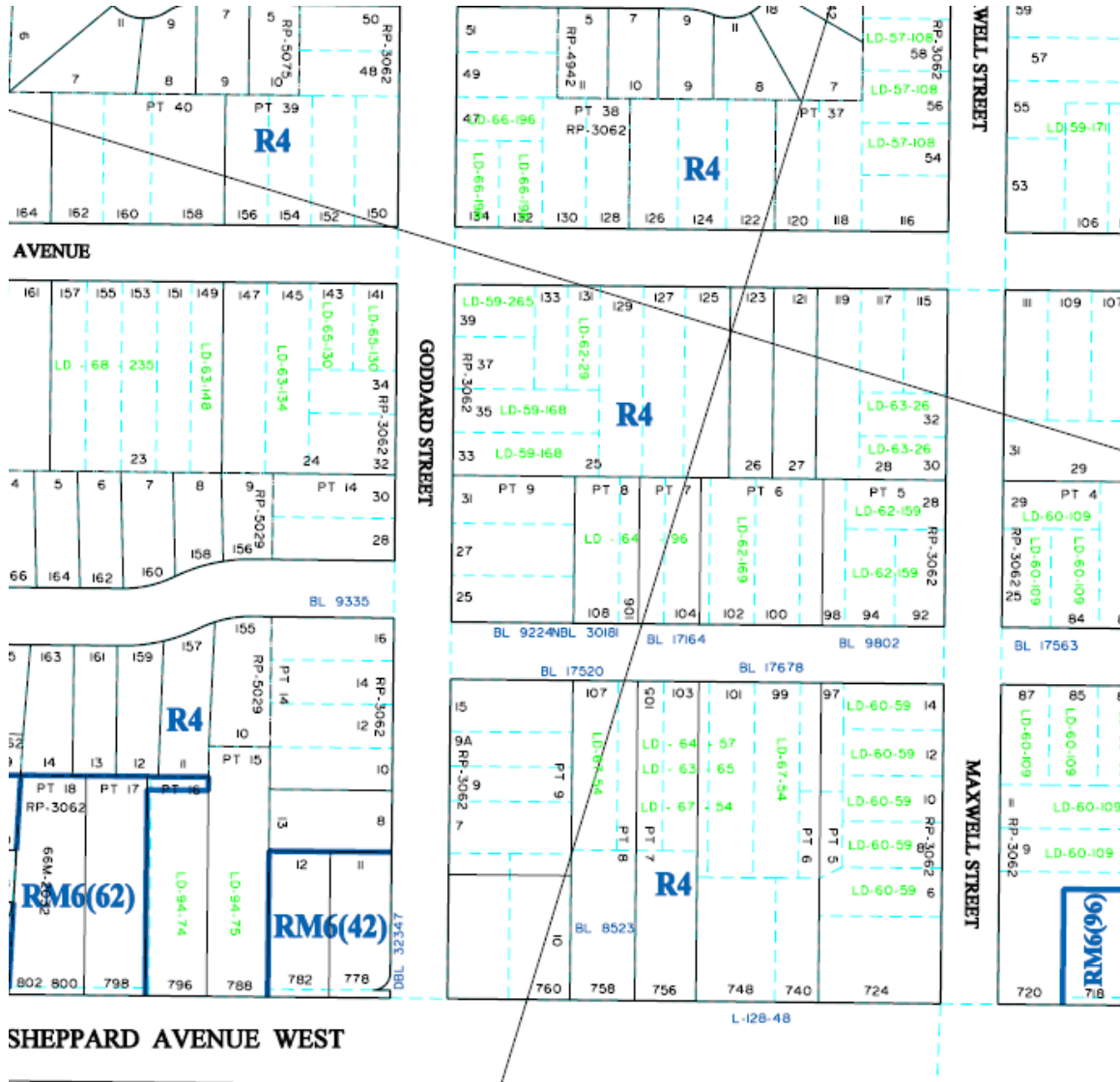
Edward Tipping, P. Eng.
Deputy Chief Building Official and Director,
Toronto Building, North York District

ATTACHMENTS

1. Zoning Map
2. Survey – 758 Sheppard Avenue West
3. Survey – 760 Sheppard Avenue West
4. Owner's letter

758 & 760 Sheppard Avenue West
Demolition Report

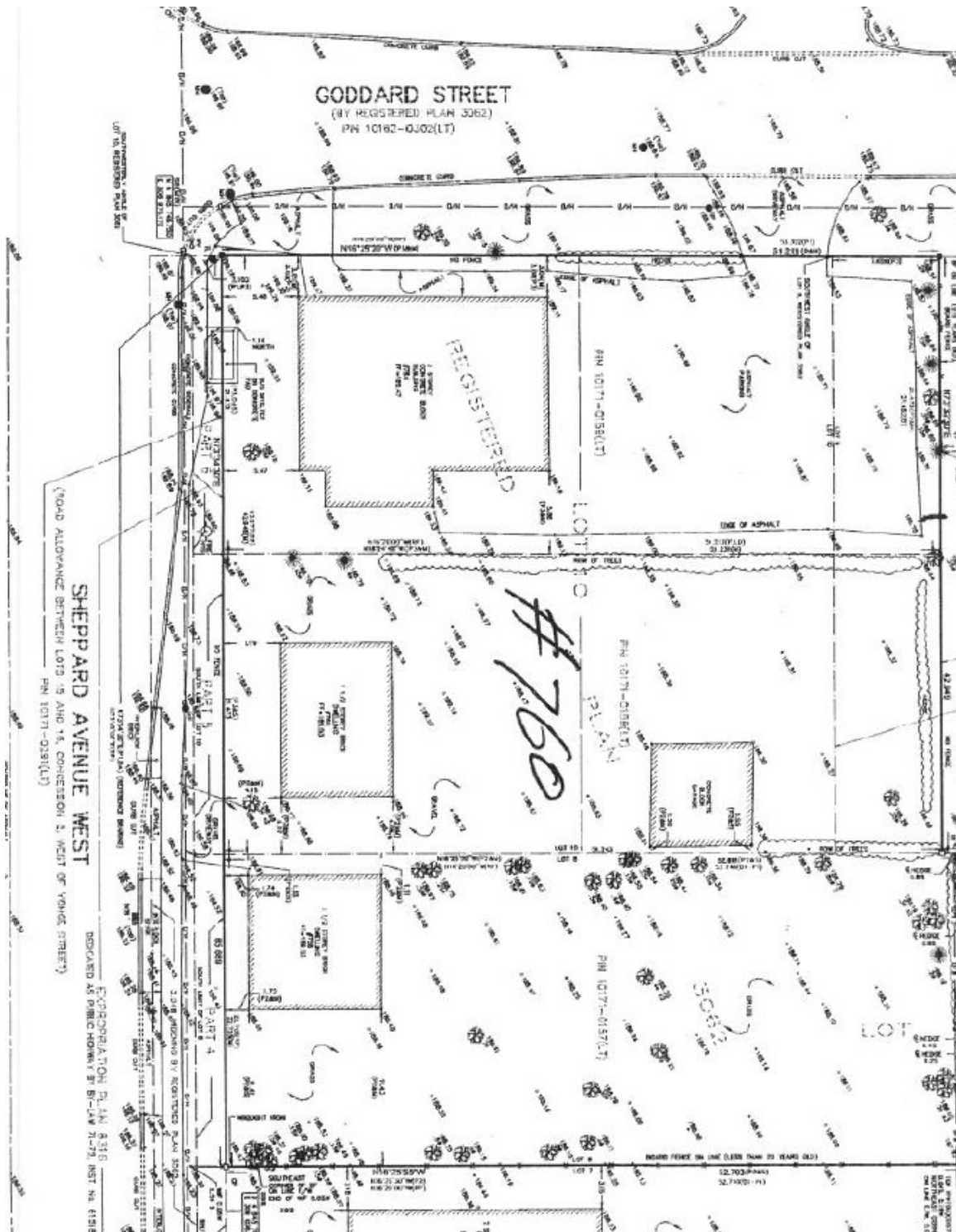
Attachment #1 - Zoning Map



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758 & 760 Sheppard Avenue West Demolition Report

Attachment # 3 – Survey Plan – 760 Sheppard Avenue West



Attachment 4 – Applicant's letter



Date: April 23, 2010

To: City of Toronto

From: Kregg Fordyce, Architect

Re: Torbel Development (File No. 10 109851 NNY 10 OZ)

Please be advised that we are requesting on behalf of our client, Torbel Development, to demolish the two detached homes at 760 and 758 Sheppard Ave West. These sites are part of a development proposal that has been submitted to the city (file No. 10 109851 NNY 10 OZ). We expect to have approvals to move forward with this proposal by Fall 2010. Currently the site is hoarded, however, the buildings are empty and there has been some evidence of trespassing/vandalism which is of concern to the developer and potentially the surrounding landowners. In our opinion it is in everyone's best interest to demolish these buildings as soon as possible.

If you have any concerns or questions please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'Kregg Fordyce'.

Kregg Fordyce, Architect
BES, MArch, OAA, RAIC, RPP, OPPI