



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 8 Plymbridge Road

Date:	May 5, 2010
To:	North York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 25 – Don Valley West
Reference Numbers:	File No. 2010NY039 Folder Nos. 10 144507 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 application for a demolition permit at 8 Plymbridge Road is referred to North York Community Council to refuse or to grant the demolition permit.

On April 1, 2010, Mr. Khurana, of Khurana Associates, on behalf of the owners of the property, submitted an application for demolition of a 2^{1/2} storey detached stucco dwelling at 8 Plymbridge Road. The applicant has requested issuance of a demolition permit as the owners of the property do not intend to build a replacement building.

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 application to demolish the subject single family dwelling because there is no permit application to replace the buildings on the site; or,
- b) Approve the application to demolish the subject single family dwelling without conditions; or
- c) Approve the application to demolish the subject building 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 building is not listed on the City’s Inventory of Heritage Properties.

The application for the demolition of the existing dwelling unit was circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor for their comments. On April 12, 2010, Toronto Building received written clearance from Heritage Preservation Services. No comments were received from either the Ward Councillor or Urban Forestry at the time of preparation of this report.

Mr. Khurana, has indicated that the property at 8 Plymbridge Road was recently purchased by Edmund and Frances Clark, the owners of the adjacent property at 10 Plymbridge Road. The owners intend to merge the two properties and propose an expansion of the existing dwelling located at 10 Plymbridge Road.

In preparation for the proposed expansion of the dwelling located at 10 Plymbridge Road, Application No.10 144496 ZAL 00 ZR was submitted on April 1, 2010, for a zoning and applicable law review. This review was placed on hold at Mr. Khurana's request, as he has indicated revised plans are to be submitted for review.

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

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

If it is Community Council's decision to issue the demolition permit, 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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SIGNATURE

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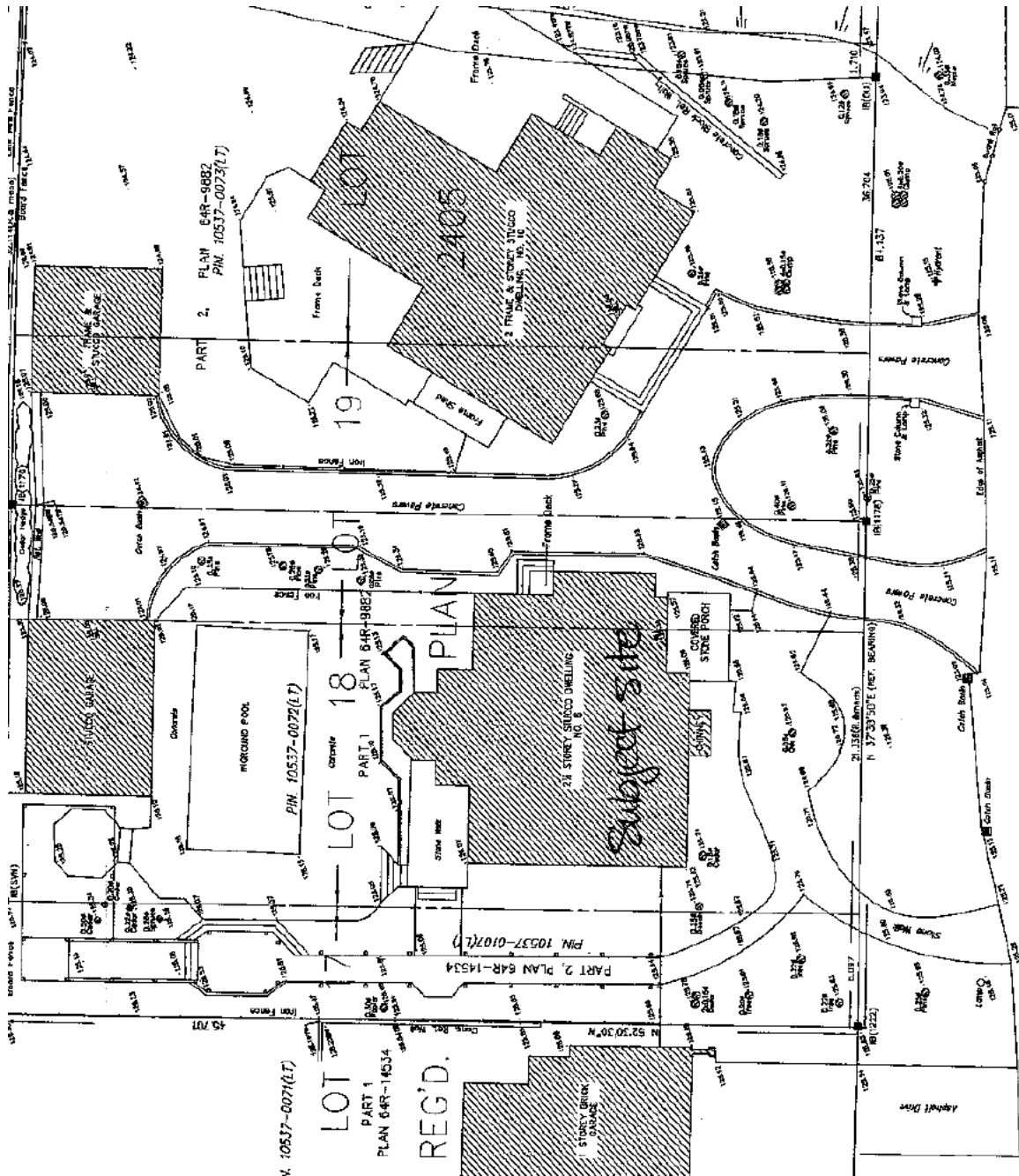
ATTACHMENTS

1. Zoning Map
2. Site Plan

8 Plymbridge Rd.
Demolition of Single Detached Dwelling

8 Plymbridge Rd.
Demolition of Single Detached Dwelling

Attachment #2 – Site Plan



8 Plymbridge Rd.
Demolition of Single Detached Dwelling