



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Applications 2952, 2954, 2956, 2958 Bayview Avenue

<b>Date:</b>	June 4, 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. 2010NY041 Folder No. 10-170831 DEM 00 DM 10-170832 DEM 00 DM, 10-170823 DEM 00 DM 10-170829 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 with 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 2952, 2954, 2956 and 2958 Bayview Avenue are referred to North York Community Council to refuse or to grant the demolition permits.

On May 6, 2010, Sayf Hassan of Symmetry Developments Inc, the owner of the properties at 2952, 2954, 2955 and 2958 Bayview Avenue, submitted applications for the demolition of four one storey dwellings located at the above addresses. The owner wishes to demolish the four vacant dwellings in advance of receiving building permits for replacement buildings.

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

## **RECOMMENDATIONS**

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

- a) Refuse the applications to demolish the four single family dwellings because permits have not been issued to replace the buildings on the site;  
or
- b) Approve the applications to demolish the four 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**

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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 buildings are presently vacant and replace building permit applications were submitted in May, 2010.

An Application for a Zoning By-law Amendment and a Site Plan Control Application were submitted on June 25, 2008. The zoning by-law for the property has been in enacted and is in full force and effect, as well; the owner has received a Notice of Approval Conditions and has executed the Site Plan Agreement in fulfillment of the application for Site Plan Control Approval. A Statement of Approval for this development has not yet been issued.

Toronto Building is undertaking the review of the Building Permit applications for the eleven townhouse dwellings; and we anticipate the building permits would be ready for issuance by the end of July 2010. The owner wishes to proceed with demolition, before the issuance of building permits for the replacement buildings, in preparation for excavation and proposed construction of the new development.

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 not yet received comments back from the Ward Councillor or from Urban Forestry at the time of preparation of this report. Heritage Preservation Services indicated on June 3, 2010 that they have no objections to the demolitions.

In his letter dated June 2, 2010, Attachment #3 to this report, the owner of the property stated that this site is the subject of a re-development proposal and that applications for both re-zoning and site plan approval were submitted on June 25, 2008. He further states that the unoccupied dwellings are in a state of disrepair.

This application is being submitted to the North York Community Council for consideration, because, although building permit applications were submitted on May 13, 2010, at this time those permits are currently under review and not ready for issuance.

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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## **SIGNATURE**

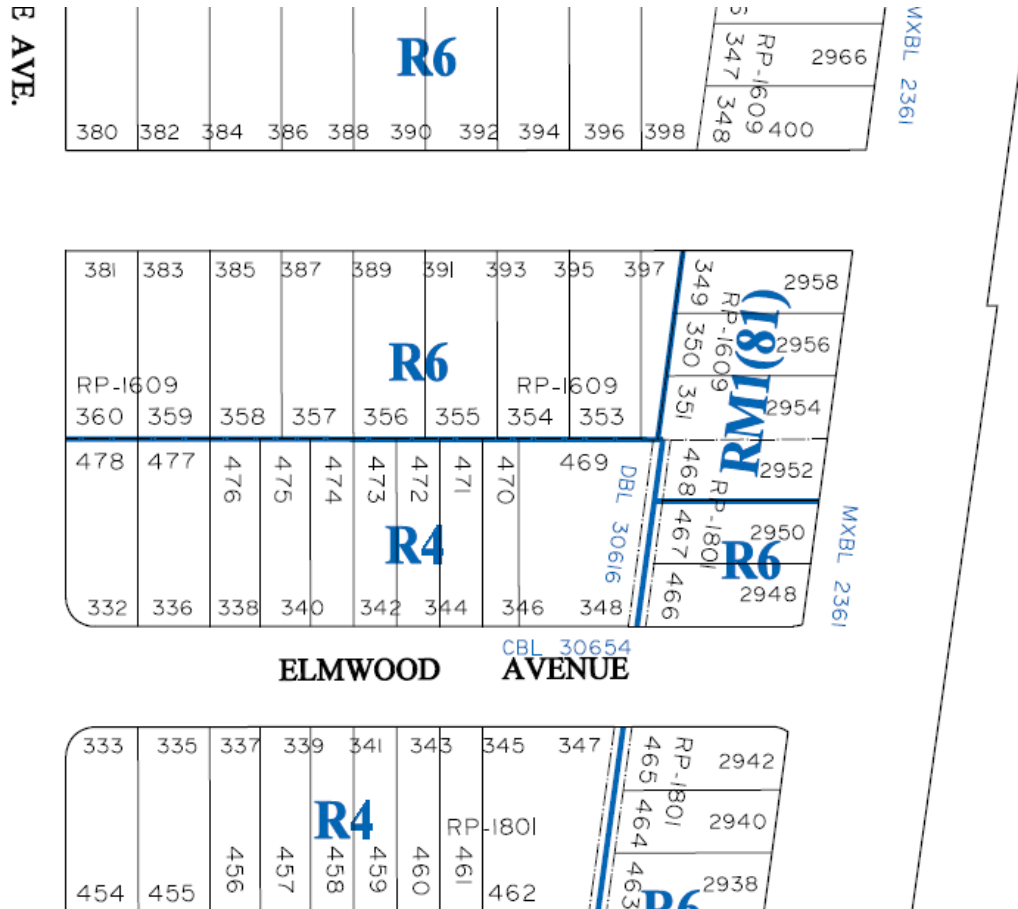
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Edward Tipping, P. Eng.  
Deputy Chief Building Official and Director,  
Toronto Building, North York District

## **ATTACHMENTS**

1. Zoning Map
2. Satellite Map – 2952 – 2958 Bayview Avenue
3. Owner's letter

## Attachment #1 - Zoning Map



## Attachment # 2– Satellite Map – 2952 – 2958 Bayview Avenue



## Attachment 3 – Applicant's letter



*June 02, 2010*

**ATTN: Diane Damiano** Manager, Plan Review Toronto Building

**RE: 2952-2958 Bayview Avenue, Toronto. Community Council application to demolish existing homes**

Diane,

This is to confirm our intent to make an application to Community Council for permission to demolish the 4 existing homes at 2952-2958 Bayview Avenue, Toronto. We have planning and zoning approval for 11 townhomes on the site and have submitted an executed Site Plan Agreement to the City as well as having made a Building Permit Application on May 13<sup>th</sup>, 2010. We request that permission be granted to demolish the homes, which are in a state of utter disrepair, in anticipation of receiving a building permit shortly thereafter.

Please let me know if you have any questions or comments regarding the applications. I can be contacted via email at [sayfhassan@gmail.com](mailto:sayfhassan@gmail.com) or on my cell at 647 388 6992.

Thank you very much.

Sayf Hassan  
Symmetry Developments Inc.

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