



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Applications 275, 277, 279 Sheppard Ave. W.

<b>Date:</b>	July 28, 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. 2010NY042 Folder Nos. 10 183219 DEM 00 DM; 10 183194 DEM 00 DM; 10183237 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 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 275, 277, 279 Sheppard Ave. W. are referred to North York Community Council to refuse or to grant the demolition permit.

On May 27, 2010, applications were submitted by Hassam Haji, on behalf of 2176799 Ontario Limited, for the demolition of three two storey single family dwellings. Building Permit Applications for replacement building(s) have not yet been submitted and the owner wishes to demolish in advance of the issuance of Building permits for replacement buildings.

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

275, 277, 279 Sheppard Ave. W.

- a) Refuse the application to demolish the single family dwellings because there is no permit application to replace the buildings on the site; or,
- b) Approve the application to demolish the single family dwellings without conditions; or
- c) Approve the application to demolish the subject dwellings 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 owner of the lands has submitted demolition permit applications in order to demolish three two storey dwelling units at 275, 277 and 279 Sheppard Avenue West. The owner intends to construct a 4 storey commercial office building on the lands and in 2009 submitted concurrent Official Plan, Rezoning and Site Plan Control Applications. Site Plan Approval for the project is imminent; the zoning by-law is expected to be at the August 25<sup>th</sup> meeting of City Council.

Building permit application for the replacement building has not been submitted and the owner wishes to demolish the dwellings so that preparation of the site can commence.

The application for the demolition of the single family dwelling 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**

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## **SIGNATURE**

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## **ATTACHMENT**

1. Zoning Map
2. Survey

# Attachment #1 - Zoning Map



