



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Applications 8 Greenview Ave. 50, 54, Horsham Ave. and 58 Hounslow Ave.

<b>Date:</b>	August 11, 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. 2010NY043 Folder Nos. 10-231509 DEM 00 DM, 10-231492 DEM 00 DM, 10-231497 DEM 00 DM, 10-231506 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 8 Greenview Ave., 50 and 54 Horsham Ave. and 58 Hounslow Ave. are referred to North York Community Council to refuse or to grant the demolition permits as replacement buildings will not be constructed on the properties.

Demolition permit applications were submitted on July 30, 2010 by Chris Sheldon, Project Manager, Facilities Management, on behalf of the City of Toronto, for the properties at 8 Greenview Ave., 50 and 54 Horsham Ave. and 58 Hounslow Ave. The properties have been acquired by the City of Toronto, through Real Estate Services, for the purpose of the North York Service Road network extension.

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 request to demolish the residential buildings at 8 Greenview Ave., 50 and 54 Horsham Ave. and 58 Hounslow Ave., 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 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. Heritage Preservation Services have responded that the properties are not included in the City’s Inventory of Heritage Properties. The area Councillor has expressed his support for the proposed demolition of the four dwellings.

## **CONTACT**

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## **SIGNATURE**

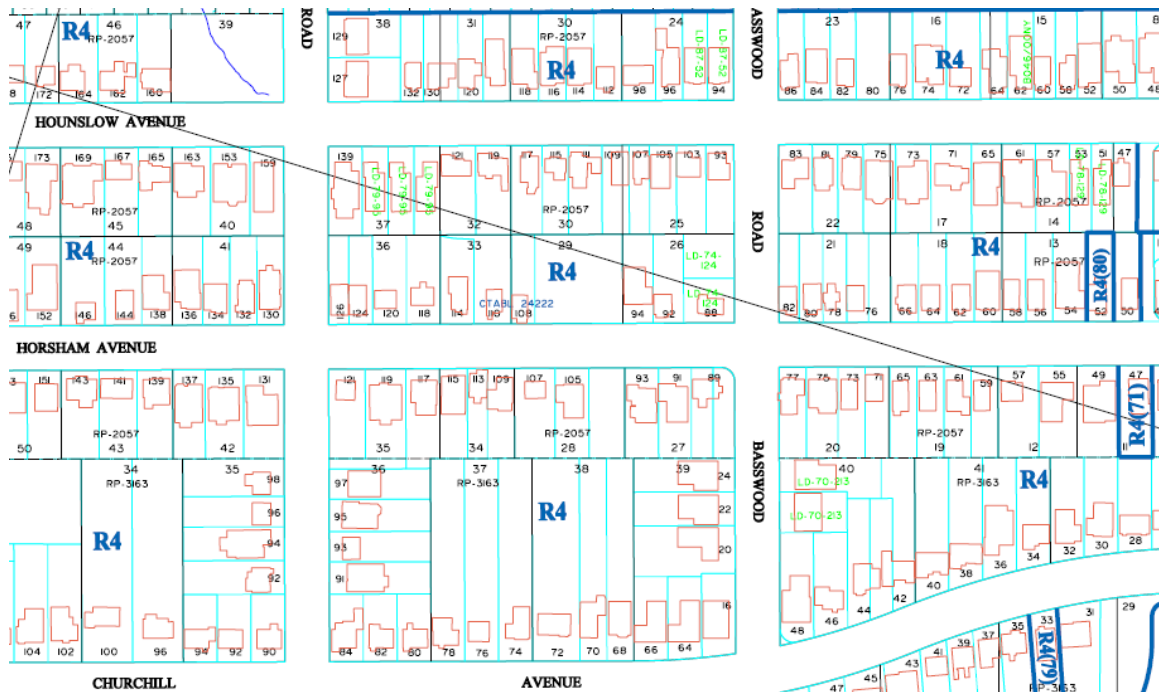
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Edward Tipping, P. Eng.  
Deputy Chief Building Official and Director, Toronto Building, North York District

## **ATTACHMENT**

1. Zoning Map

**50 and 54 Horsham Ave. and 58 Hounslow Ave. Ward 23**



# Attachment #1 - Zoning Map

## 8 Greenview Ave. Ward 23

