



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 481 Lawrence Avenue West

Date:	August 16, 2010
To:	North York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 16 – Eglinton - Lawrence
Reference Numbers:	File No. 2010NY044 Folder No. 10-234964 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", applications for residential demolition permits are referred to North York Community Council to refuse or to grant the demolition permits if replacement buildings will not be constructed on the properties.

On August 6, 2010, David Steinharter, on behalf of 1421653 Ontario Inc. submitted an application, to demolish a detached one storey dwelling. The owner does not intend to construct a replacement building on the land at this time.

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 building 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.

A letter dated August 10, 2010 (Attachment 4 to this report) was received from the applicant in support of this application. The applicant explains that the land was purchased five years ago for redevelopment purposes but at this time plans for building are on hold indefinitely. He indicates the dwelling has deteriorated, that the City has issued an order to repair the exterior of the building, and that restoration is too costly at this time. The application for the demolition of this single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The Councillor has expressed support of the proposed demolition.

CONTACT

Diane Damiano, Manager Plan Review, Tel: 416-395-7561; Fax: 416-395-7589
E-mail: damiano@toronto.ca

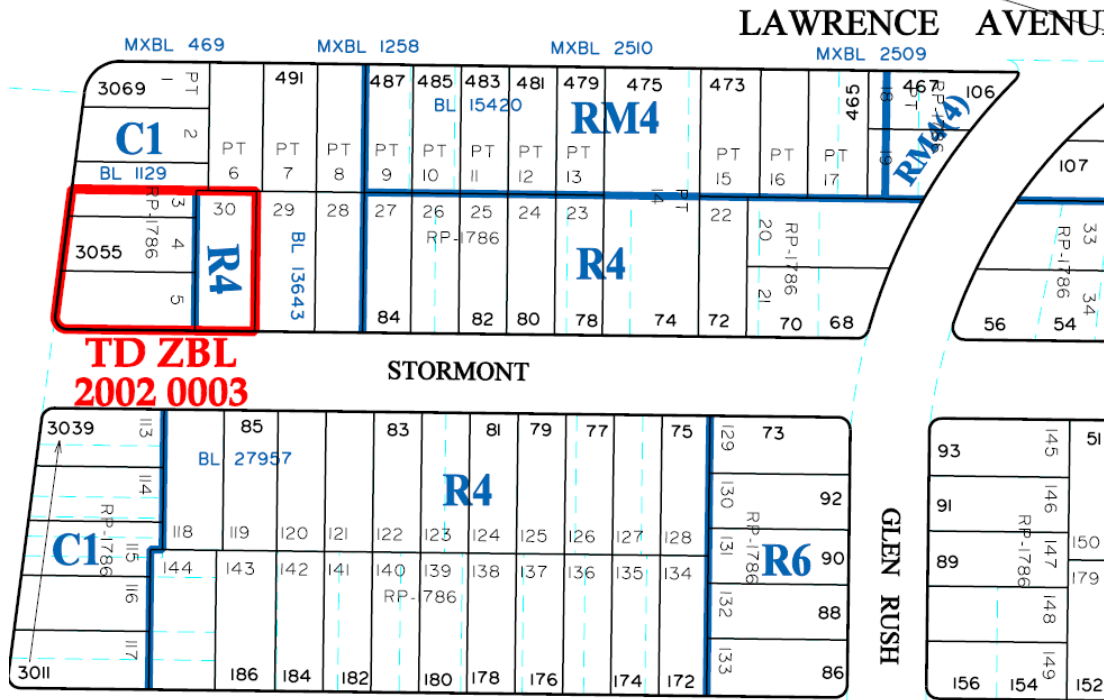
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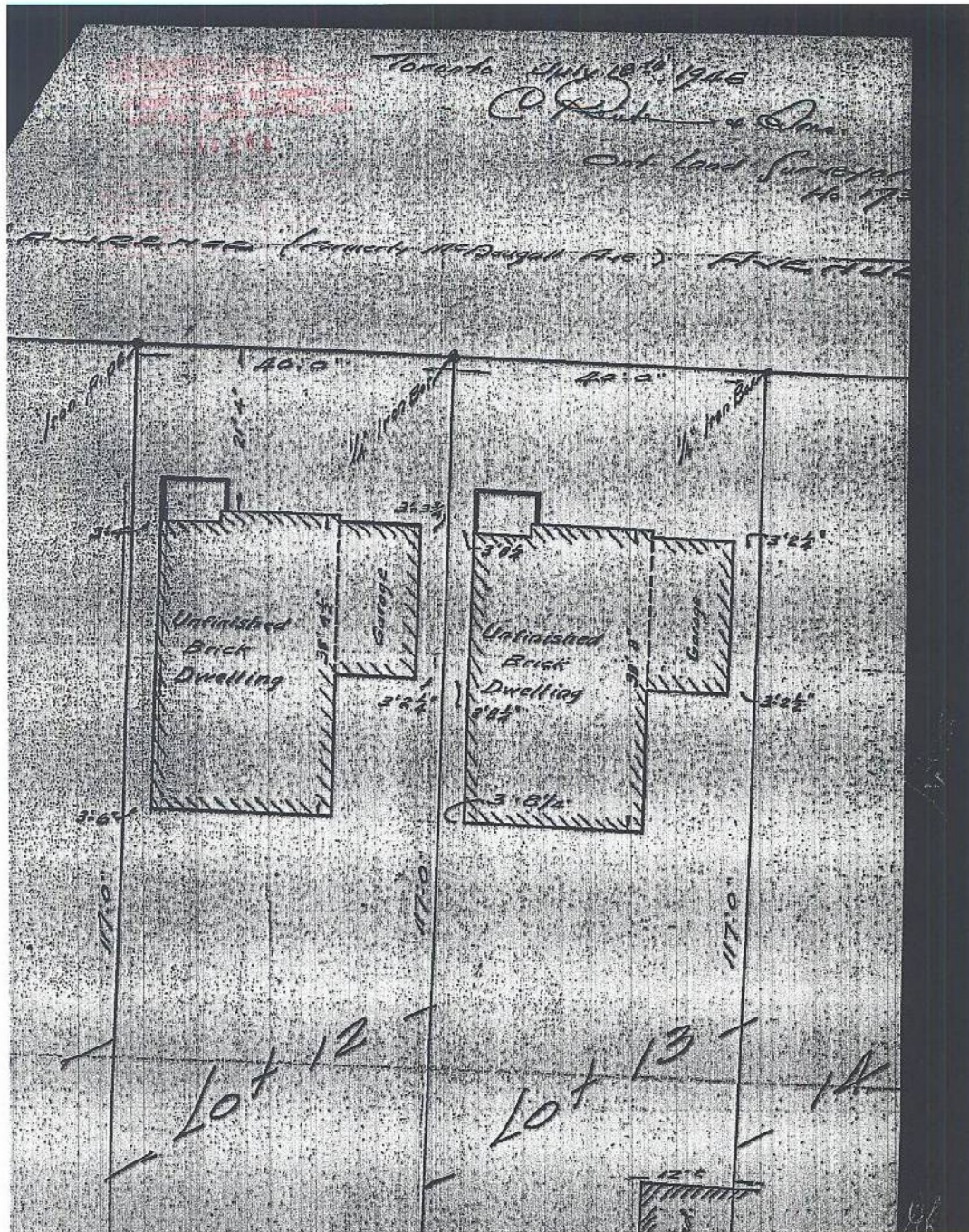
Deputy Chief Building Official and Director, Toronto Building, North York District

ATTACHMENTS

1. Zoning Map
2. Survey
3. Aerial Satellite Image
4. Applicant's Letter



Attachment #2 - Survey



Attachment #3 – Aerial Satellite Image

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<http://insideto-map.toronto.ca/common/ImageFileCnn?file=http://eros.inet.toronto.ca:800...> 08/16/2010

Residential Demolition 481 Lawrence Ave. West

Attachment #4 Applicant's Letter

August 10, 2010-08-10

Attention: Magda Ishak
Manager, Building division of city of Toronto, Ward 16

With regard to the application for demolition of the residential home located on 481 Lawrence Ave. W., Toronto, On. M5M 1C6: #10 234964 DEM 00 DM

This property is owned by 1421653 Ont. Inc. This is a shell company of which Yeshivas Nachalas Zvi, a private non-profit school, is 100% shareholder of all the shares. The school is also sole owner and is also presently using the two adjacent properties to the east of 481 Lawrence Ave., namely, 475 and 477 Lawrence Ave. West. (There is no 479 Lawrence Ave. West)


Approximately five years ago the school purchased 481 Lawrence Ave. West having plans to build a new school building on 477 and 481. The conditions of the home were known not to be conducive for dwelling. Unfortunately the dean of the school who was responsible for all school business took sick and after a prolonged illness passed away eighteen month ago. Due to this and the economic conditions today affecting fundraising the plans for building are on hold indefinitely. Meanwhile the condition of 481 has deteriorated tremendously on the exterior and much more to the interior. The roof in the back of the house has partially caved in, ceilings have collapsed, walls are completely full of mould, the floors are ruined etc. In this condition it may very well be hazardous for someone to stay in the building.

Renovation to make this two bedroom bungalow liveable would cost no less than \$150,000 and would be a tremendous financial drain for the school to do so even if we were able to rent the property in the interim before building. In addition the chances of finding a residential renter on this busy main street are minimal.

The school decided to use the area of 481 for either parking or play area and to request permission for demolition on the property. This use will service the school in a very beneficial way until the new plans are put in place.

Meanwhile an order has been issued by the city to repair the exterior of the building which would not cost less than \$10,000. We are therefore in need of a quick as possible permit for demolition on this property so as to prevent any charges being made. We are appealing in order to have time to hopefully get out of this bind.

Thank you for your understanding and please support our request ASAP.

Sincerely,

David Steinharter

RECEIVED

AUG 10 2010

Toronto Building
North York District