



**STAFF REPORT
ACTION REQUIRED**

**Residential Demolition Application – 35 & 37
Broadview Ave**

Date:	February 8, 2010
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York Division
Wards:	Ward 30, Toronto-Danforth
Reference Number:	P:\2010\Cluster B\BLD\Toronto and East York\2010TE029 09 197739 DEM and 09 197746 DEM

SUMMARY

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition applications for 35 & 37 Broadview Ave to you, to decide whether to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

1. Approve the applications to demolish the subject residential buildings with the following condition:
 - a. All debris and rubble resulting from the demolition be removed immediately after demolition;
 - b. Any holes on the property be backfilled with clean fill; or in the alternative,
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On December 18, 2009, Giuliano Nigro of Deman Construction Corporation, the applicant, applied on behalf of the owner of the properties, 2179494 ONTARIO INC. (MPI Group Inc.), for a permit to demolish the residential buildings at 35 & 37 Broadview Ave (see survey Attachment #1).

The subject properties are developed with a pair of semi-detached dwellings. The applicant is seeking to demolish the vacant dwellings in order to utilize the property as a staging area for the re-development of the property to the south municipally known as 21 Broadview as a new car dealership.

The proposed development at 21 Broadview Ave requires shoring to accommodate 4 basement levels. This shoring will require tiebacks to be installed onto subject property (35 and 37 Broadview Ave). The demolition of the semi-detached dwelling at this time will help ensure that the dwellings do not collapse during the installation of the tiebacks and or any vibrations from the construction activities.

The applicant has advised that once the development at 21 Broadview Ave is complete the properties residential use will be re-established. (see letter – Attachment #2)

Since a building permit for a replacement building will not be issued at this time, the demolition applications are being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit. The authority to approve these applications has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4) Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

Armando Barbini, Manager, Plan Review,
Toronto Building, Toronto and East York District.
Tel: (416) 397-4819, Fax: (416) 392-0721,
E-mail: abarbini@toronto.ca

SIGNATURE

Jim Laughlin, Deputy Chief Building Official and Director, Toronto Building,
Toronto and East York District

ATTACHMENTS

Attachment #1 – Survey

Attachment #2 – Letter from Applicant

Attachment 1: Site Plan

