



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application – 11A Kenwood Avenue

Date:	April 21, 2010
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 21 St. Paul's
Reference Number:	P:\2010\Cluster B\BLD\Toronto and East York\2010TE107 09-184519-DEM

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of section 33 of the Planning Act, I refer the demolition application for 11A Kenwood Avenue to you, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

RECOMMENDATIONS

1. Toronto Building recommends that Toronto and East York Community Council approve the application to demolish the subject residential building at 11A Kenwood Avenue; or,

2. In the alternative, Toronto and East York Community Council may refuse the application to demolish the subject residential building at 11A Kenwood Avenue, since there is no replacement building permit issued.

Financial Impact

Not applicable.

COMMENTS

On November 2, 2009, Amanda Charrion of Toronto Parking Authority, as applicant for the owner, Toronto Parking Authority, applied for a permit, 09-184519-DEM-00, to demolish a 2 storey single family dwelling building, at 11A Kenwood Avenue.

There is no replacement building proposal. This site will become part of surface parking lot and landscaped area. This will be an expansion of the existing parking lot. The expansion is subject to site plan approval process under folder No. 09-153720-STE-21, applied for on August 5, 2009, but has not yet completed.

No objection has been received regarding the proposed demolition. The applicant seeks to have approval for this demolition, prior to the completion of the site plan approval process. Toronto Building supports this demolition proposal, providing that Site Plan Approval is obtained prior to the establishment of the expanded parking lot.

The application is being referred to the Toronto and East York Community Council because the City's record indicate the site contains a building with one dwelling unit and no building permit for a replacement building has been issued. In such cases, the Municipal Code requires the City Council or Community Council to issue or refuse the demolition permit.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4), c. Pr24, S.O.1991, 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. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

Wade Tam, P.Eng., Acting Manager, Plan Review, Toronto Building, Toronto and East York District

Tel: (416) 392-7516, Fax: (416) 392-7516, E-mail: wtam@toronto.ca

SIGNATURE

~~Mario Angelucci~~, Acting Director, Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of the Demolition Permit Application for 11A Kenwood Avenue
Copy of Toronto Parking Authority letter supporting the demolition application
Copy of the Existing Site Plan for 11A Kenwood Avenue



Toronto Parking
Authority

Office des parcs de
stationnement de
Toronto

FILE: 5.288-00

August 17, 2009

Jeff Cantos
Community Planning
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

The Toronto Parking Authority exists to provide
safe, attractive, self-sustaining, conveniently
located and competitively priced off-street and
on-street public parking as an integral component
of Toronto's transportation system.

09 184 519 DEM

RE: DEMOLITION APPLICATION: 11A KENWOOD AVE – 09 153720 STE 21 SA

The Toronto Parking Authority (TPA) is proposing to construct a 11-space surface parking lot expansion at the above noted location which will increase the parking lot to 21 surface spaces. The subject site is located just north of St Clair Avenue West on the east side of Kenwood Avenue. The lot has an area of approximately 302 m².

A 2 storey residential detached house currently exists on 11A Kenwood Avenue, and the building is currently vacant. To proceed with the proposed parking lot, this building will have to be demolished.

The demolition will be carried out by a combination of manual dismantling operations and construction machinery, including excavators equipped with grapple or breaker, bulldozed and back-hoe-type excavator with breakers. The building will be dismantled and lowered within its respective perimeters.

If you have any questions regarding this application please contact me at (416) 393-7259.

Yours very truly,

Amanda Charrion
Planning Analyst, Real Estate & Development
Toronto Parking Authority

AC/ac

Cc: Gwyn Thomas
Amir Nathoo
Ian Maher
Lorne Persiko

Attached: Survey (3 of copies)

33 Queen Street East
Toronto, Ontario
M5C 1R5
Tel: (416) 393-7275
Fax: (416) 393-7352
www.greenp.com

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority	
Application number: 09 184519 DEM 00 DM	Permit number (if different):
Date received: Nov 2, 2009	Roll number: 1904

WT
AE / SP

Application submitted to: **City of Toronto**

District Offices:

North York 416-395-7000 Toronto and East York 416-392-7539 Scarborough 416-396-7526 Etobicoke York 416-394-8002

A. Project information

Building number, street name 11 A KENWOOD AVE		Unit number	Lot/con.
Municipality TORONTO	Postal code M6C 2R8	Plan number/other description	
Project value est. \$ 0	Area of work (m ²) 66.00		

B. Applicant

Applicant is: Owner or Authorized agent of owner

Last name CHARRION	First name AMANDA	Corporation or partnership TORONTO PARKING AUTHORITY	
Street address 33 QUEEN ST E		Unit number	Lot/con.
Municipality TORONTO	Postal code M5C 1R5	Province ON	E-mail achari@toronto.ca
Telephone number (416) 393-7259(W)	Fax (416) 393-7352	Cell number	

C. Owner (if different from applicant)

Last name MANAGEMENT	First name	Corporation or partnership TORONTO PARKING AUTHORITY	
Street address 33 QUEEN ST E		Unit number	Lot/con.
Municipality TORONTO	Postal code M5C 1R5	Province ON	E-mail achari@toronto.ca
Telephone number (416) 393-7259(W)	Fax	Cell number	

D. Builder (optional)

Last name	First name	Corporation or partnership (if applicable)	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	

E. Purpose of application

New construction Addition to an existing building Alteration/repair Demolition Conditional Permit

Proposed use of building: **Parking Lot** Current use of building: **SFD - Detached**

Description of proposed work
Demolition Folder (DM), SFD - Detached, Demolition
The existing house will be demolished and filled in to be replaced with a surface parking lot and landscaped area. This is will be an expansion of an existing parkinglot. This application is subject to site plan approval folder no. 09 153 720 STE 21 SA.

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)

- i. Is proposed construction for a new home as defined in the *Ontario New Home Warranties Plan Act*? If no, go to section G. Yes No
- ii. Is registration required under the *Ontario New Home Warranties Plan Act* ? Yes No
- iii. If yes to (ii) provide registration number(s):

G. Attachments

- i. Attach documents establishing compliance with applicable law as set out in Article 1.4.1.3. of Division A.
- ii. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.
- iii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.
- iv. Attach types and quantities of plans and specifications for the proposed construction or demolition that are prescribed by the by-law, resolution, or regulation of the municipality, upper-tier municipality, board of health or conservation authority to which this application is made.

H. Declaration of applicant

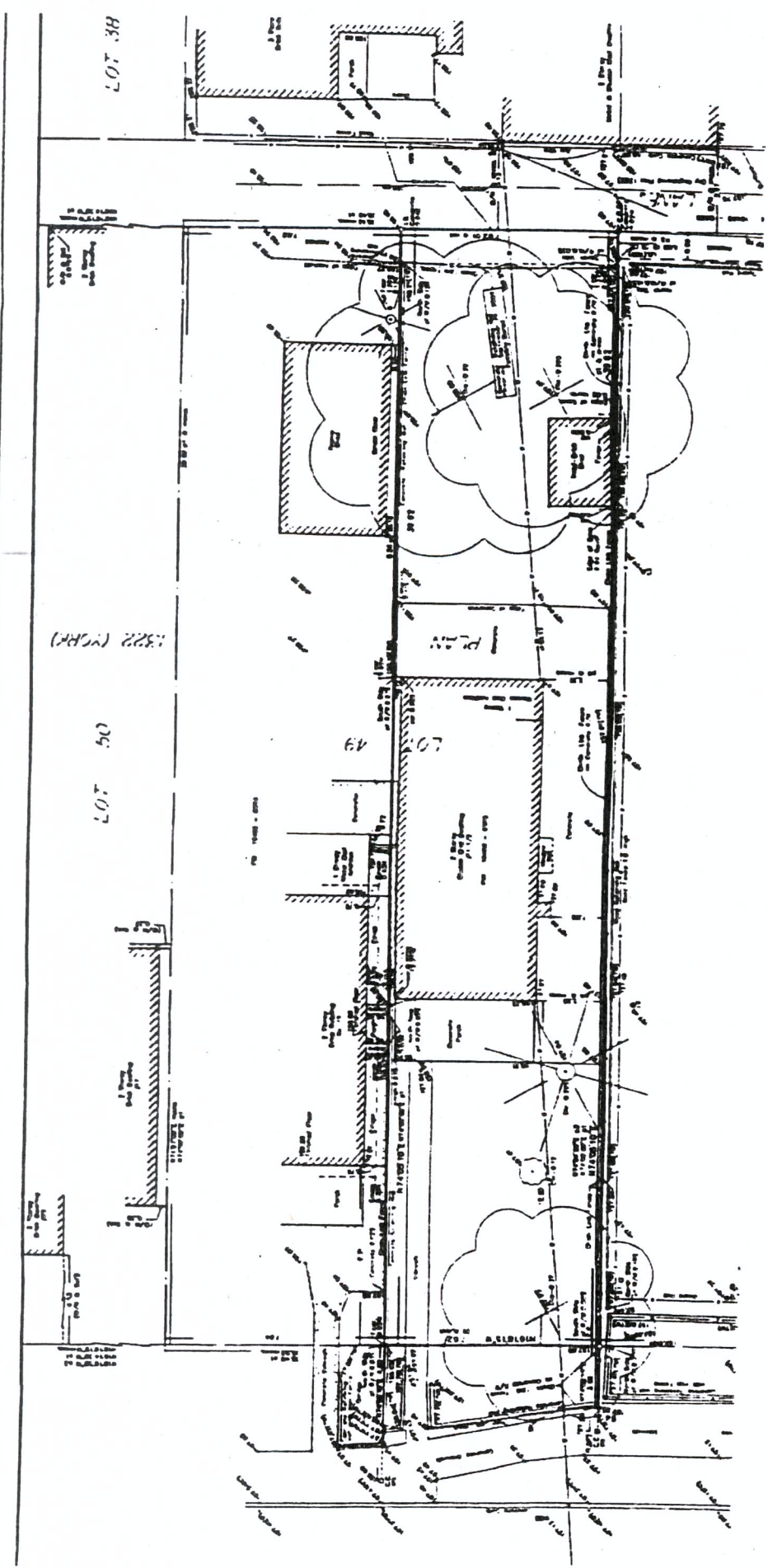
I, AMANDA CHARRION (print name) certify that:

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. I have authority to bind the corporation or partnership (if applicable).

Date: 11/02/2009 Signature of applicant: _____

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992* and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

06/07/05



11A Kenwood Avenue – Existing Site Plan