

Residential Demolition Application – 27 Eastdale Avenue

Date:	April 26, 2010
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 30, Toronto Danforth
Reference Number:	P:\2010\Cluster B\BLD\Toronto and East York\2010TE108 10 148087 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 application for 27 Eastdale Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

1. Approve the application to demolish the subject residential building at 27 Eastdale Avenue with the following conditions:
 - a. All debris and rubble 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 at 27 Eastdale Avenue because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable

COMMENTS

On April 8, 2010, Rick DiScipio of DiScipio Associates, the applicant, applied on behalf of the owner of the property, Joyce Reid, for a permit to demolish the residential building at 27 Eastdale Ave. (see survey Attachment #1).

The subject property contains a one storey dwelling that has been structurally undermined resulting in approximately 7 metres of the north foundation collapsing. On February 9, 2010 Toronto Building issued an "Order to Remedy Unsafe Building" requiring the owner to engage the services of a structural professional engineer to make recommendations to remove the unsafe condition and then to have the remedial work carried out under the supervision of the engineer. Further, the Order required that the dwelling not be occupied until the unsafe condition has been removed.

Remedial work on the dwelling in the form of temporary bracing as recommended by the engineer has been completed. In its present state the dwelling is not suitable for habitation and is currently vacant with access to the dwelling blocked off. The owner of the property has decided to demolish the dwelling as it is more cost effective to demolish the dwelling and construct a new dwelling instead of conducting the necessary repairs. At the present time there has not been a building permit for a replacement dwelling submitted to the City.

Since the building permit for a replacement building has not been applied for nor will be applied for by the current owner, the application is 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

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SIGNATURE

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

ATTACHMENTS

Attachment #1 – Survey

Attachment #1 – Survey

