



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application – 84 Ava Road

Date:	June 1, 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\2010TE105 10-136209-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 84 Ava Road 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. Approve the application to demolish the subject residential building at 84 Ava Road 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.

In the alternative,

2. That Toronto and East York Community Council refuse the application to demolish the subject residential building at 84 Ava Road because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On March 22, 2010, Benjamin Applebaum of Holy Blossom Temple, as applicant for the owner, Holy Blossom Temple, applied for a permit, 10-136209-DEM-00, to demolish a two storey single family dwelling building, at 84 Ava Road.

There will not be a replacement building on this site. This site will become part of an expanded parking and landscaped area associated with a planned expansion of an existing private day school and a place of worship at 1950 Bathurst Street, the Holy Blossom Temple and Leo Baeck Day School. A Rezoning application for the expansion of the place of worship and private day school, 08-231395-STE-21, was made December 22, 2008. A Site Plan Approval application, 09-199001-STE-21, was made December 22, 2009. 1950 Bathurst Street is listed in the heritage inventory since September 27, 2006, whereas 84 Ava Road is not a listed property.

No objection has been received regarding the proposed demolition. No building permit for the private day school has yet been applied for. The Rezoning and Site Plan Approval processes for the private day school had been started but not yet completed. The applicant seeks to have all approval processes for this project, including this demolition application, processed concurrently.

This 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

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SIGNATURE

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

ATTACHMENTS

Copy of the Demolition Permit Application for 84 Ava Road
Copy of the Plan of Survey for 84 Ava Road and 1950 Bathurst Street
Copy of Plan A001 – Site Plan Proposal for the entire site
Copy of Plan A002 – Existing Site Plan for the entire site
Copy of Plan A004 – Proposed Temporary Site Plan for the entire site after demolition
Copy of Plan A005 – Existing and Proposed Temporary South Elevation after demolition