



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application – 655 Soudan Avenue

<b>Date:</b>	June 4, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 22 St. Paul's
<b>Reference Number:</b>	P:\2010\Cluster B\BLD\Toronto and East York\2010TE109 10 169606 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 655 Soudan 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. That Toronto and East York Community Council approve the application to demolish the residential building at 655 Soudan Avenue because a building permit had been issued, for a replacement building on the site, with the following conditions:
  - a) The owner construct and substantially complete the new building to be erected on the site not less than two years from the day of demolition of the existing residential building is commenced and,

- b) failure to complete the new building within two years, the City Clerk is entitled to enter on the collector's roll, to be collected in the like manner of taxes, \$20,000 and shall, until payment thereof, be a lien or charge upon the land in respect of which the permit to demolish is issued.

## **Financial Impact**

Not applicable.

## **COMMENTS**

On May 5, 2010, Vladimir Visnjevac, as applicant and owner of this property, applied for a permit to demolish the residential building at 655 Soudan Avenue.

Objection from neighbours, have been received regarding the proposed demolition. Copy of the objection notices are attached. A building permit application, No.10-169594-BLD-00, for a replacement residential building, consisting of a new 2 storey single family dwelling detached house, was applied for on May 5, 2010, and has been issued.

The application is being referred to the Toronto and East York Community Council due to the objection from the neighbours, and because the City's record indicates the site contains a building with one dwelling unit. In such cases when a building permit for a replacement building has been issued, the Municipal Code requires the City Council to issue 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](mailto:wtam@toronto.ca)

## **SIGNATURE**

---

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

## **ATTACHMENTS**

Copy of the Demolition Permit Application for 655 Soudan Avenue  
Copy of the Replacement Building Permit Application for 655 Soudan Avenue  
Copy of the Survey for 655 Soudan Avenue with existing and proposed buildings  
Copy of the Site Plan A0.0 for 655 Soudan Avenue with existing and proposed buildings  
Copy of Plan A3.1 – Proposed building front elevation  
Copy of Plan A3.2 – Proposed building rear elevation  
Copy of Plan A3.3 – Proposed building west elevation  
Copy of Plan A3.4 – Proposed building east elevation  
Copy of objection notices from neighbours