

## **Residential Demolition Application – 114 Forest Hill Road**

<b>Date:</b>	July 27, 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\2010TE111 10-221979-DEM

### **SUMMARY**

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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 114 Forest Hill Road for consideration, on 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 refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site; in the alternative,

2. Approve the application to demolish the subject residential buildings without conditions; or,
3. Approve the application to demolish the subject residential building with the following condition:
  - a. 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;

### **Financial Impact**

Not applicable.

### **COMMENTS**

On July 16, 2010, Bruce Clemmensen of Clemmensen & Associates Limited, as applicant for the current owner, Virginia Sanson, applied for a permit to demolish the residential building at 114 Forest Hill Road.

The future owner had entered into an Agreement of Purchase and Sale to purchase 114 Forest Hill Road, scheduled to be closed before August, 2010. He and his wife are also the owners of 118 Forest Hill Road, the property immediately to the north of 114 Forest Hill Road. The future owner is purchasing 114 Forest Hill Road for the purpose of demolition so that he can create and enlarge landscaped open space to be used in conjunction with 118 Forest Hill Road. See attachment for copy of the e-mail explanation from the applicant; survey of 114 and 118 Forest Hill Road; Landscape Layout Plan for 118 Forest Hill Road; Proposed Landscape Plan for 114 Forest Hill Road; and Proposed Landscape Development – Perspective Views at Forest Hill Road.

No objection has been received regarding the proposed demolition. No building permit for a replacement building has been applied for at the site. The owner intends to use the site as an enlarged side garden to a single family detached house at 118 Forest Hill Road.

The application is being referred to the Toronto and East York Community Council because the City's records indicate the building contains a residential unit and the applicant will not be applying for a building permit to replace the existing building. In such cases, the Municipal Code requires the City 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](mailto:wtam@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

Copy of e-mail explanation for this demolition proposal

Copy of the Survey for 114 Forest Hill Road

Copy of the Survey for 118 Forest Hill Road

Copy of the Landscape Layout Plan for 118 Forest Hill Road

Copy of the Proposed landscape Plan for 114 Forest Hill Road

Copy of the Proposed Landscape Development – Perspective Views at Forest Hill Road