

Residential Demolition Application – 4 and 6 Fee Place

Date:	July 27, 2012
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 28, Toronto Rosedale
Reference Number:	P:\2012\Cluster B\BLD\TE12010 Demolition Application No.12-184812 DEM and 12-184804 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 applications for 4 Fee Place and 6 Fee Place to you, to decide whether to grant or refuse the applications, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject residential buildings at 4 Fee Place and 6 Fee Place because there are no building permits for replacement buildings on the site; in the alternative,
2. Approve the applications to demolish the subject residential buildings at 4 Fee Place and 6 Fee Place with the following conditions:
 - a. All debris and rubble be removed immediately after demolition;
 - b. Any holes on the property are to be backfilled with clean fill.

- c. The existing party walls at 2 and 8 Fee Place affected by the demolition are to be properly insulated and weatherproofed to the satisfaction of Toronto Building and that a building permit for the remedial work is applied for and issued in conjunction with the demolition permit.

Financial Impact

Not applicable

COMMENTS

On June 1 2012, Patrick Shea, the applicant and owner of the property, applied for a permit to demolish the existing residential buildings at 4 Fee Place and 6 Fee Place.

The subject properties each contain a one and a half storey row house, used as single family dwellings. There has been a structural report written by Matt Humphries of Halsall Associates on May 11, 2012 outlining the proposed method of demolition. Toronto Buildings received no letters of objection to the proposed demolition. On June 9, 2012 Toronto Buildings did receive a letter from with respect to how the attached row houses at 2 Fee Place and 8 Fee Place would be protected during the demolition, and how the party walls would be maintained afterwards. The concerns raised are being addressed in both condition 'c' of Toronto Buildings' recommendations and the engineer's report that has been provided.

The owners of the property have retained Stantec Architecture to prepare plans for a new row house, which will span across both 4 Fee Place and 6 Fee Place. The building will be used as one single family dwelling. An application for a Zoning Certificate has been applied for (12-320982) with Toronto Buildings. The review of this proposal has been completed, and a number of deficiencies have been identified. The applicant has stated that the owner intends to apply to the Committee of Adjustment for a Minor Variance in the near future.

Since the building permit for the replacement building has not yet been applied for, and one dwelling unit will ultimately not be replaced, 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.

CONTACT

Peter Au, Manager, Plan Review, Toronto Building, Toronto and East York District.
Tel: (416) 392-7599, Fax: (416) 392-7536; E-mail: pau@toronto.ca

SIGNATURE

Mario Angelucci, Deputy Chief Building Official and Director, Toronto Building,
Toronto and East York District

ATTACHMENTS

- Attachment #1 – Site Plan

