

2968 Islington Avenue – Demolition Control Application

Date:	December 19, 2012
To:	Etobicoke York Community Council
From:	Mark Sraga, Director of Building and Deputy Chief Building Official, Etobicoke York District
Wards:	Ward 7 - York West
Reference Number:	2013EY003

SUMMARY

This staff report is regarding matter for which Community Council has been delegated authority from City Council to make a final Decision.

On October 29, 2012, Toronto Building received a demolition permit application from John DeFilippis, acting as both the owner and authorized agent, submitting an application for the demolition of a two-storey single family detached dwelling located at 2968 Islington Avenue. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with the City of Toronto Municipal Code, Chapter 363, Article 11, "Demolition Control" Subsection D (1), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision due to the fact that a building permit application has not been submitted to replace the building, and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to this demolition application and the following options:

1. Refuse the application to demolish the subject two-storey single family detached dwelling because there is no permit application to replace the buildings on the site; or

2. Approve the application to demolish the subject two-storey single family detached dwelling without conditions; or
3. Approve the application to demolish the subject two-storey single family detached dwelling with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - b. that all debris and rubble be removed immediately after demolition;
 - c. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On October 29, 2012, John DeFilippis, acting as both the owner and the authorized agent submitted an application for the demolition permit of a two-storey single family detached dwelling located at 2968 Islington Avenue. On that date, no reasons for the demolition of this building were given.

On November 9, 2012, Toronto Building also received a zoning preliminary review application, made on behalf of the owner, to construct a new two-storey commercial building at 2968 Islington Avenue. The property is located on the west side of Islington Avenue, located approximately 68 metres north of Vanhill Avenue in the former City of North York. The property known as 2968 Islington Avenue is zoned R4 and is located in the Neighbourhood "Whitefield" (Schedule Q) in District No.1 (Schedule A) of Zoning By-law 7625.

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been received by Toronto Building. In such cases, By-law 1009-2006 and the Municipal Code requires Community Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Community Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, City Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Memorandums were forwarded to the Area Councillor, Urban Forestry, and Heritage for review and response. To date no responses were received.

CONTACT

Tim Crawford, Manager, Plan Examination

Tel: (416) 394-8046

Fax: 416) 394-2506

Email: tcrawfor@toronto.ca

SIGNATURE

M. Sraga

Deputy Chief Building Official/Director – Toronto Building

Etobicoke York District

ATTACHMENTS

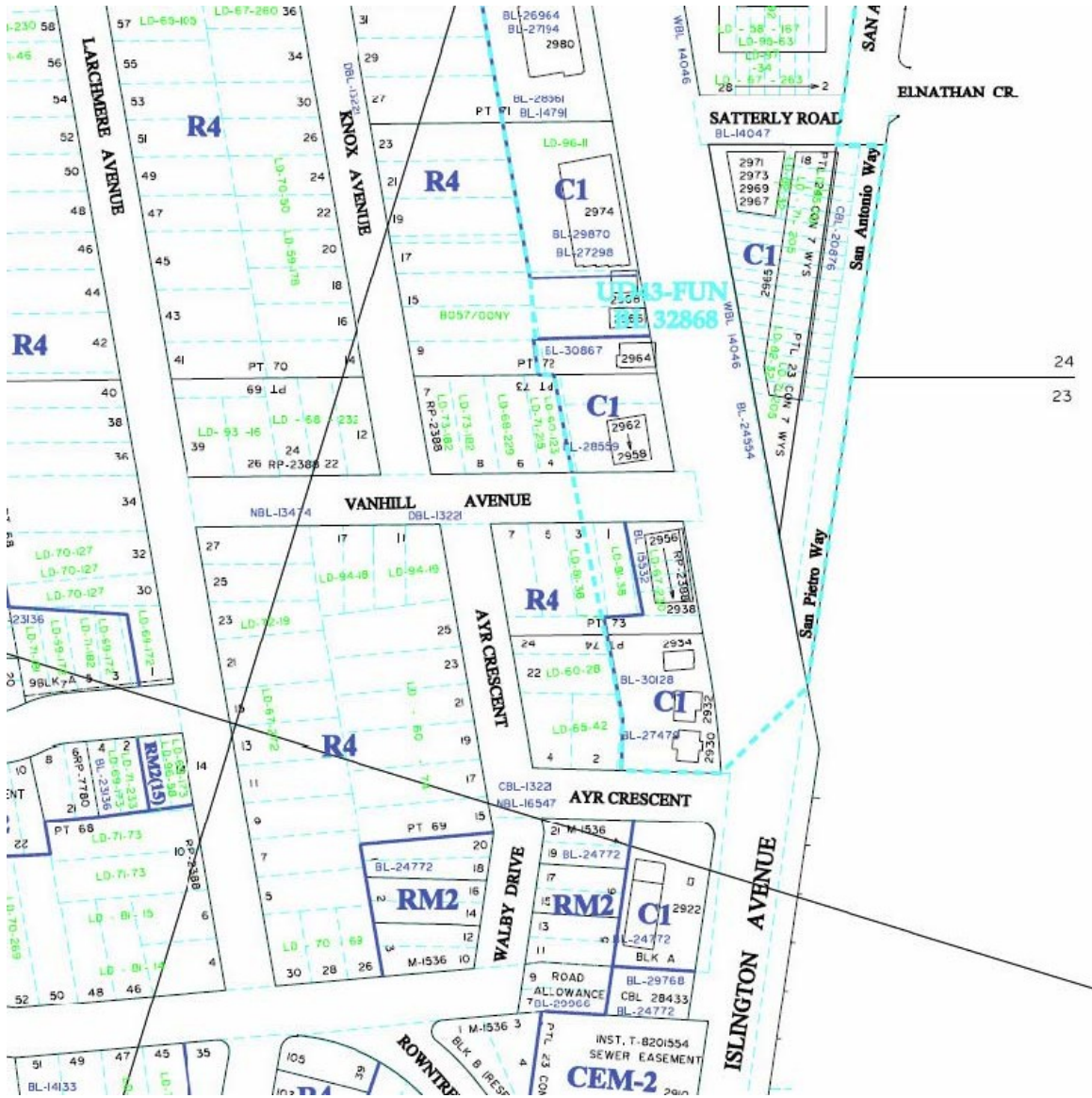
Attachment 1: Site Plan

Attachment 2: Zoning Map

Attachment 3: Area Map

Attachment 4: Photos

Attachment 2: Zoning Map



Attachment 3- Area Map



Attachment 4 – Photo 2968 Islington Avenue



