

**Residential Demolition Application
47 Princess Avenue**

Date:	October 29, 2013
To:	North York Community Council
From:	Director of Toronto Building
Wards:	Ward 23 - Willowdale
Reference Numbers:	File No. 2013NY012 Folder No. 13-243756 DEM 00 DM

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 “Demolition Control”, the application for demolition of a vacant two storey detached single family dwelling at 47 Princess Avenue is referred to the North York Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the North York Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the North York Community Council give consideration to the demolition application for 47 Princess Avenue and decide to:

- 1) Refuse the application to demolish the single family dwelling because there is no permit application to replace the building on the site; or,

- 2) Approve the application to demolish the single family dwelling without conditions; or
- 3) Approve the application to demolish the single family 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.

COMMENTS

On September 26, 2013, Anna Fagyas, on behalf of the Sorbara Development Group, submitted an application for a Demolition Permit for a vacant single family dwelling at 47 Princess Avenue.

A replacement building will not be constructed on the property as the subject property is to be conveyed to The City of Toronto for park purposes. A change to the zoning by-law to permit the use may be required. The land is to be transferred to the City free and clear of all physical obstructions and easements, encumbrances and encroachments.

The City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D(1)] requires that applications be referred to Community Council for consideration if no building permit is issued to erect a replacement building on the property.

The application for the demolition of the single family dwelling was circulated to the Heritage Preservation Services who indicated that the property is not included in the City's Inventory of Heritage Properties.

This application was circulated to Urban Forestry and the Ward Councillor for information only.

CONTACT

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SIGNATURE

Will Johnston
Director of Toronto Building, North York District

ATTACHMENT

1. Property survey

Attachment 1

