

**Residential Demolition Application
26 Parkview Gardens**

Date:	July 16, 2014
To:	Etobicoke York Community Council
From:	Diane Damiano, Acting Director, Toronto Building Etobicoke York
Wards:	Parkdale-High Park -Ward 13
Reference Number:	EY140005

SUMMARY

This staff report is regarding a matter for which Community Council has been 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 the demolition of a vacant single family dwelling at 26 Parkview Gardens is referred to the Etobicoke York Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Etobicoke 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 Etobicoke York Community Council give consideration to this demolition application at 26 Parkview Gardens and decide to:

1. Refuse the application to demolish the subject single family dwelling because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the subject single family dwelling without conditions; or
3. Approve the application to demolish the subject 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 that the site 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 June 25, 2014, Accel Construction Management Inc. acting as the agent for the owner submitted an application for a permit to demolish the existing vacant single family dwelling and vinyl shed at 26 Parkview Gardens. This property has been recently purchased and will become a part of the proposed development at 1990 Bloor St West.

The project is currently the subject of rezoning and site plan applications. The owners are seeking the approval of the demolition permit at 26 Parkview Gardens, so that they can clear the site to erect a site trailer and staging equipment in preparation for the demolition of the existing adjacent apartment building at 1990 Bloor St. West.

The property, located on the west side Parkview Gardens is currently zoned R2 Z0.6 under the former City of Toronto Zoning By-law 438-86. Immediately to the north of the site is an above ground section of the subway transportation system. Immediately to the east of the site is the High Park subway station, and to the south is the apartment building at 1990 Bloor St. West.

By-law 1009-2006, Demolition Control, and the Municipal Code require Community Council to issue or refuse the demolition permit because no application has been issued for a replacement building. In accordance with By-law 1009-2006 1.D. (4), Community Council may impose 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.

Urban Forestry and Heritage Preservation Services were both circulated on this application and to date have not provided comments. The applicant has indicated through the Tree Declaration that he intends to injure/destroy City and private trees as part of the overall development of the site. Urban Forestry is aware of this request through the current Site Plan Control application.

CONTACT

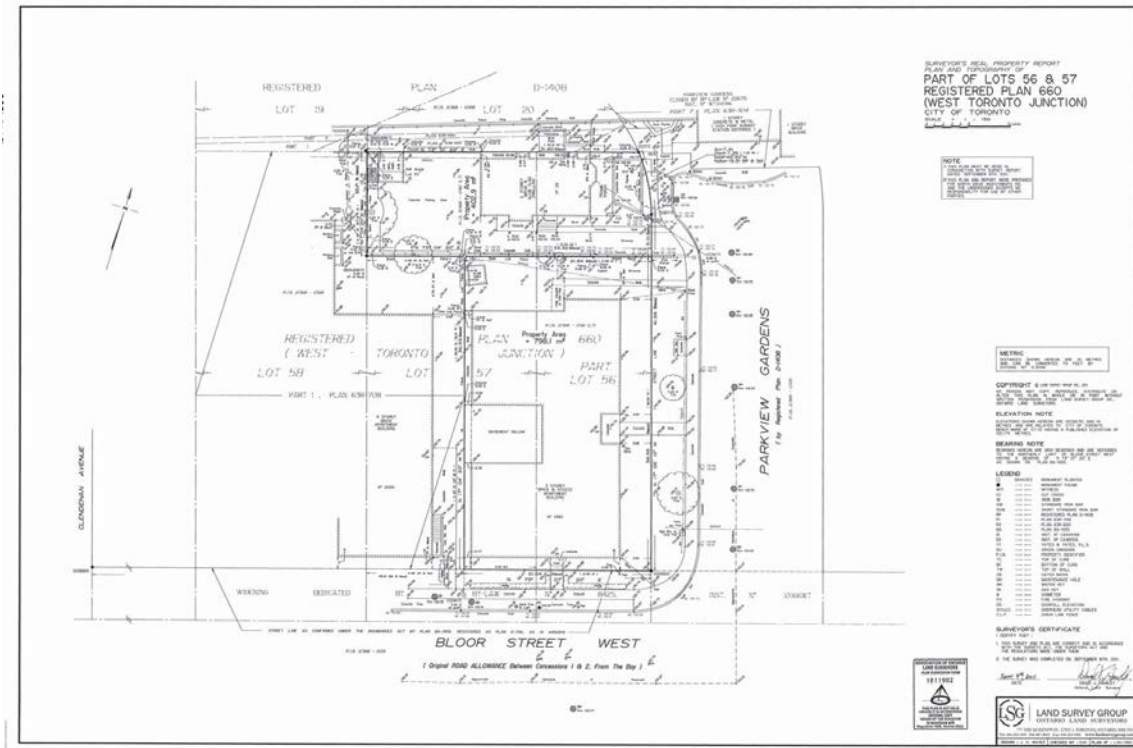
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Diane Damiano
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Etobicoke York District

ATTACHMENTS

1. Site Plan
2. I- View Map 26 Parkview Gardens
3. Photos - 26 Parkview Gardens
4. Zoning Map former City of Toronto Zoning By-law 438-86

Attachment 1. Site Plan



Attachment 2. I-View Map 26 Parkview Gardens



Attachment 3. Photos - 26 Parkview Gardens



Applicant:
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