

## **Residential Demolition Application at 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place**

**Date:** October 19, 2017  
**To:** North York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto Building  
**Wards:** Ward - 23 Willowdale

### **SUMMARY**

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This report is about a matter for which the North York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the demolition permit applications for 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington is referred to North York Community Council to grant or refuse, including any conditions, to be attached to the permit. The owner proposes to demolish the 10 existing single detached dwellings on the property. A permit for construction of a new building has not been submitted because the properties will acquired will form part of the North York Centre Service Road.

### **RECOMMENDATIONS**

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The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the application for the demolition at 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place, and:

1. Refuse the application to demolish the vacant residential buildings because there is no permit application to replace the buildings on the site; or
2. Approve the application to demolish the vacant residential buildings without any conditions; or
3. Approve the application to demolish the vacant residential buildings 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 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill,

## **FINANCIAL IMPACT**

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There are no financial impacts.

## **DECISION HISTORY**

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On September 27, 2017, an application for demolition of 10 existing single detached dwellings at 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place was submitted on behalf of Facilities Management for the City of Toronto, the current owner.

The applicant has not submitted a permit application to replace these buildings.

On August 28, 2014, the City of Toronto Council enacted and passed by-law 995-2014, to expropriate properties in the vicinity of Sheppard Avenue East and Bonnington Place for the construction of the North York Centre Service Road. The North York Centre Service Road is part of the strategy for the implementation of the North York Secondary plan. In accordance with this property acquisition strategy, the City has acquired the properties known municipally as 49 Sheppard Avenue East, 4, 6, 8, 12, 14, 16, 18, 20, 22, 24 Bonnington Place which will facilitate the construction of the Service Road. Demolition permit number 17-239979 DEM 00 DM was issued on October 19, 2017 for the vacant sales centre building at 49 Sheppard Ave E.

The demolition permit applications (17-239914 DEM 00 DM, 17-239919 DEM 00 DM, 17-239928 DEM 00 DM, 17-239932 DEM 00 DM, 17-239936 DEM 00 DM, 17-239941 DEM 00 DM, 17-239946 DEM 00 DM, 17-239948 DEM 00 DM, 17-239952 DEM 00 DM and 17-239954 DEM 00 DM) for the vacant single detached residential dwellings are being referred to the North York Community Council because the residential buildings are proposed to be demolished without Toronto Building having received a permit to replace the buildings. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

## **COMMENTS**

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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 permit is issued to erect a replacement building on the property.

The application for the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing houses are not currently on the list of designated historical buildings.

The lands are not subject to Toronto and Region Conservation Authority.

## **CONTACT**

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Natasha Zappulla  
Manager, Plan Review (Acting)  
North York District  
T: (416) 395-7561  
F: (416) 696-4173  
Email: natasha.zappulla@toronto.ca

## **SIGNATURE**

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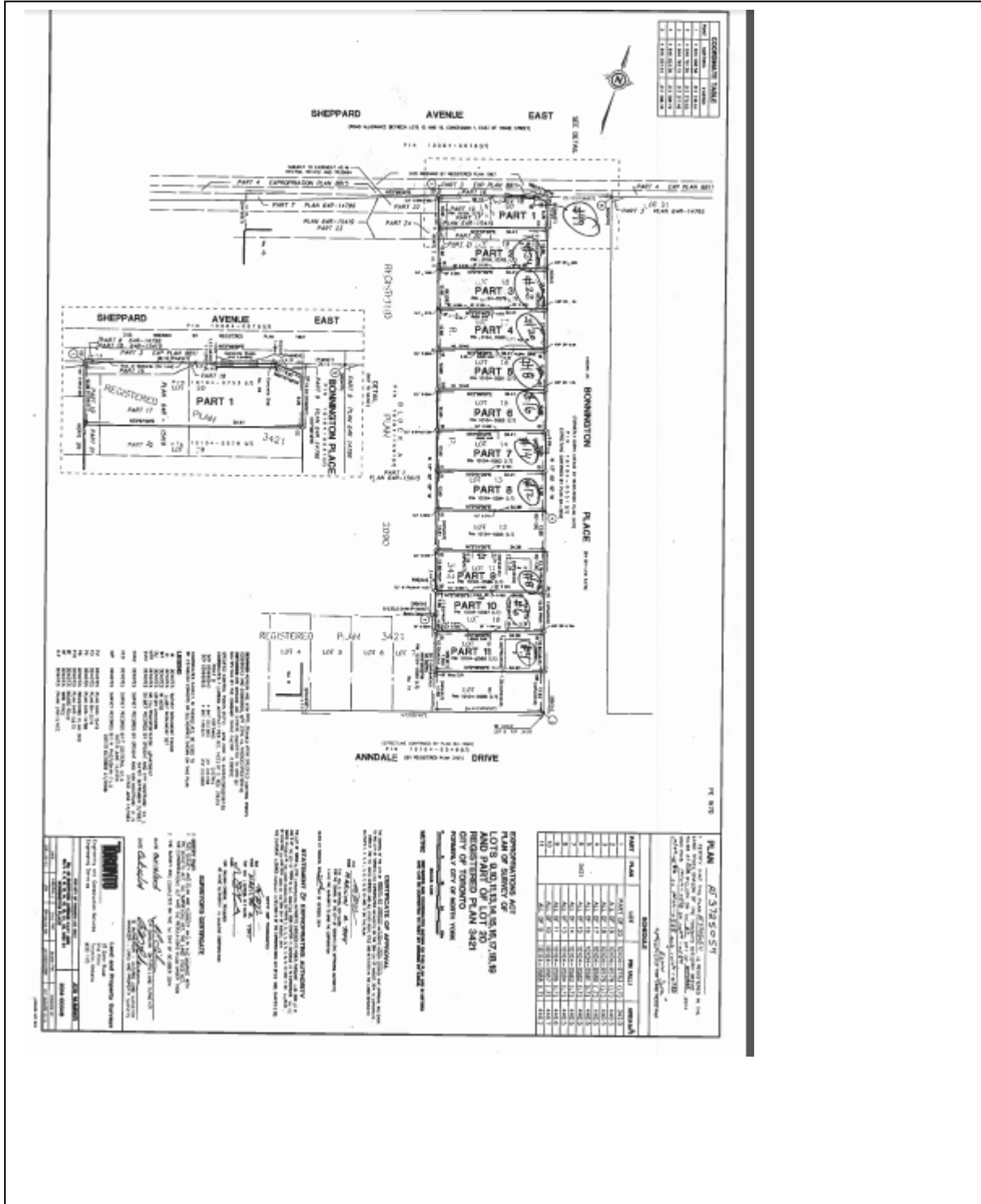
Will Johnston  
Director & Deputy Chief Building Official, Toronto Building  
North York District

## **ATTACHMENT**

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Survey of 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place  
By-law 995-2014  
North York Centre Secondary Plan Map 8-10

# Survey of 4, 6, 8, 12, 14, 16, 18, 20, 22 and 24 Bonnington Place



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Authority: MM55.91, moved by Councillor Mihevc, seconded by Councillor Shiner, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

**CITY OF TORONTO**

**BY-LAW No. 995-2014**

**To expropriate properties in the vicinity of Sheppard Avenue East and Bonnington Place for the North York Centre Service Road.**

Whereas in accordance with the provisions of the *Expropriations Act*, an application has been submitted to the Council of the City of Toronto as approving authority for approval to expropriate the lands hereinafter described; and

Whereas Notices of such application have been published and have been served on the registered owners of the said lands; and

Whereas a notice in writing indicating a desire for a hearing of necessity with respect to the said proposed expropriation was not received from any owner of the said lands and the time for giving such notice has expired; and

Whereas the Council of the City of Toronto, as approving authority, at the same meeting at which it is enacting this by-law, did approve the said application and gave leave to introduce and enact this by-law;

The Council of the City of Toronto enacts:

1. The expropriation of the lands set forth in section 2 is hereby approved by City Council as expropriating authority, pursuant to sections 7, 8 and 9 of the *City of Toronto Act, 2006*.
2. The fee simple interest and all other right, title and interest in the lands municipally described in Column 1 of the attached Schedule and legally described in Column 2 of the Schedule, is hereby expropriated and taken for the purpose of the North York Centre Service Road.
3. Authority is hereby granted for the signing, sealing and registration in the proper Land Registry Office of the plans showing the lands to be expropriated, including the payment of all expenses incidental thereto.
4. City staff are hereby authorized to sign and serve on the registered owners of the lands to be expropriated the Notices of Expropriation (along with copies of Notices of Election as to a Date for Compensation) and Notices of Possession as contemplated by the *Expropriations Act*.
5. The Mayor and the proper officers of the City are hereby authorized and directed to do all things necessary to give effect to this by-law, and the City Clerk and the Deputy City Manager and Chief Financial Officer are authorized and directed to execute all documents necessary in that behalf and affix the corporate seal of the City to all such documents.

Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE**

| <b>Column 1<br/>Municipal Address</b> | <b>Column 2<br/>Legal Description</b> |
|---------------------------------------|---------------------------------------|
| 49 Sheppard Avenue East               | Plan 3421, Part Lot 20                |
| 24 Bonnington Place                   | Plan 3421, Part Lot 19                |
| 22 Bonnington Place                   | Plan 3421, Part Lot 18                |
| 20 Bonnington Place                   | Plan 3421, Part Lot 17                |
| 18 Bonnington Place                   | Plan 3421, Part Lot 16                |
| 16 Bonnington Place                   | Plan 3421, Part Lot 15                |
| 14 Bonnington Place                   | Plan 3421, Part Lot 14                |
| 12 Bonnington Place                   | Plan 3421, Part Lot 13                |
| 8 Bonnington Place                    | Plan 3421, Part Lot 11                |
| 6 Bonnington Place                    | Plan 3421, Part Lot 10                |
| 4 Bonnington Place                    | Plan 3421, Part Lot 9                 |



### North York Centre Secondary Plan

MAP B-10 North York Centre South Service Road

- Secondary Plan Boundary
- Service Road \*
- City-owned lands now used or to be used for Service Road
- Lands to be acquired by the City for Service Road or associated buffer areas



June 2006