



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 45 Dunfield Avenue

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 22 St. Paul's
Reference Number:	2007TE004

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of section 33 of the Planning Act, I refer the demolition application for 45 Dunfield Avenue to you, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

RECOMMENDATIONS

1. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential buildings without conditions; or,
3. Approve the application to demolish the subject residential building with the following condition:

- (a) Any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures;
- (b) A Tree Protection Security Deposit of \$15,217.00 received by Urban Forestry Services – Public Trees, Parks, Forestry & Recreation; and private trees clearance from the same department, prior to the issuance of this demolition permit, a copy of the notification e-mail from Urban Forestry Services is attached.

Financial Impact

Not applicable.

COMMENTS

On November 23, 2006, Paul Northgrave of Northgrave Architect Inc, 66 Gloucester Street, Toronto, as applicant for the owners, Sedelco Realty Group Ltd, and Melco Realty Group Ltd, both of 20 Eglinton Ave W, Toronto, applied for a permit to demolish a 2-storey single family semi detached house at the northwest corner of 45 Dunfield Avenue, the corner lot used to be a separate lot and known as 77 Dunfield Avenue.

A new 17-storey retirement home residential building with 180 units and 2 storeys of underground garage, will be built on the northern portion of 45 Dunfield Avenue, adjacent to an existing 28-storey residential apartment building also with 2 storeys underground garage. The 2 buildings will be connected below grade and separated above grade by a 1” gap. See attached site plan showing the existing 28-storey building as well as new 17-storey building, and enlargement showing the northeast corner where the existing 2-storey semi detached house is currently located.

No objection has been received regarding the proposed demolition. No building permit for a replacement building has yet been issued. The amended statement of approval/undertaking process for the 17-storey building had been started on February 7, 2006, and is currently on its final re-circulation stage. It should be completed soon.

The application is being referred to the Toronto and East York Community Council because the City’s records indicate the building contains a residential unit and a building permit for a replacement building has not been issued. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4), c. Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

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SIGNATURE

Mario Angelucci, P.Eng., Acting Director, Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of Urban Forestry e-mail on outstanding Tree Security Deposit
Site plan showing the existing 28-storey apartment building and the proposed 17-storey retirement home building
Enlargement of the same site plan showing the northwest corner of the lot with the existing 2-storey semi detached house super-imposed on it