Residential Demolition Application – 1432 Bayview Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>May 3, 2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>Toronto and East York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Acting Director, Toronto Building, Toronto and East York District</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 22 St. Paul’s</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>P:\2011\Cluster B\BLD\Toronto and East York\2011TE007 Demolition Application No. 11-169961 DEM</td>
</tr>
</tbody>
</table>

**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 1432 Bayview 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 residential building on the site; in the alternative,

2. Approve the application to demolish the subject residential buildings without conditions.

**FINANCIAL IMPACT**

Not applicable.
COMMENTS

On April 13, 2011, Michael T.R. List, as applicant for the owner, 2279582 ONTARIO LTD, applied for a permit to demolish the residential dwelling units at the second floor of 1432 Bayview Avenue, and to replace them with a new day care use.

The owner is proposing interior demolition within this building. The interior demolition will result in the removal of 4 residential dwelling units from the second floor, making this proposal a residential demolition application, since this building will no longer have residential use afterward.

No objection has been received regarding the proposed demolition. No building permit for a replacement residential building has been applied for at the site. A separate building permit application, 11-169961-BLD, had already been made to convert the existing building to a new day care use.

This residential demolition application is being referred to the Toronto and East York Community Council because the City’s records indicate the building contains 4 residential units and the applicant will not be applying for a residential building permit to replace the existing residential use. In such cases, the Municipal Code requires the City Council to approve 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

Wade Tam, P.Eng., Acting Manager, Plan Review, Toronto Building, Toronto and East York District
Tel: (416) 392-7516, Fax: (416) 392-7516, E-mail: wtam@toronto.ca

SIGNATURE

_________________________________________

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District
ATTACHMENTS

Copy of the demolition permit application form.
Copy of the building permit application form.
Copy of the message from Michael T.R. List to Wade Tam dated April 27, 2011.
Copy of the site plan.
Copy of design statistic and zoning information.