Residential Demolition Application
24 Beechwood Avenue

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<th>Date:</th>
<th>August 8, 2012</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director of Toronto Building and Deputy Chief Building Official</td>
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<td>Wards:</td>
<td>Ward 25 – Don Valley West</td>
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<tr>
<td>Reference Numbers:</td>
<td>File No. 2012NY009</td>
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SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision provided that it is not amended so that it varies from City policy or by-law.

In accordance with Section 33 of the Planning Act and Article 11 of the Municipal Code Ch. 363 "Demolition Control", as amended by By-law 1009-2006, the application for demolition of a single family dwelling at 24 Beechwood Avenue is referred to the North York Community Council to refuse or to grant the demolition permit as the existing residential dwelling will not be replaced.

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 24 Beechwood 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

A demolition permit application was submitted on June 18, 2012, by Michelle & Jordan Schwartz the owners of two adjoining lots on which a current single family dwelling is located.

A replacement building will not be constructed on the properties at this time as the owners have offered both lots for sale, and wish to obtain a demolition permit in advance of demolish the existing dwelling.

At the time of application for demolition permit the dwelling was occupied, and the current owner wishes to secure the demolition permit in advance of new construction. The owner has submitted a letter outlining her rational for requesting a demolition permit at this time. See "Attachment 2".

The City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D(1)(a) requires that applications be referred to Community Council for
consideration if the property is not located in the former City of Toronto and a building permit has not been issued to erect a replacement building on the property.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry, and the Ward Councillor. Heritage Preservation Services have responded that the properties are not included in the City’s Inventory of Heritage Properties.

CONTACT

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SIGNATURE

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Edward Tipping, P. Eng.
Deputy Chief Building Official and Director, Toronto Building, North York District

ATTACHMENTS

1. Survey
2. Applicant's Letter
Attachment 1: Survey