



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 359 Inglewood Drive

Date:	December 7, 2011
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 27, Toronto Rosedale
Reference Number:	P:\2012\Cluster B\BLD\Toronto and East York\2012TE001 11- 309805 DEM

SUMMARY

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

In accordance with Section 33 of the Planning Act and Article II of Municipal Code Ch. 363, Demolition Control, I refer the demolition application for 359 Inglewood Drive to you, to decide whether to refuse or to grant the application, including any appropriate conditions to the approval.

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1. Approve the application to demolish the subject residential building at 359 Inglewood Drive with the following condition:
 - a) That all debris and rubble be removed immediately after demolition.

In the alternative,

2. Refuse the application to demolish the subject residential building at 359 Inglewood Drive because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable

COMMENTS

On November 15, 2011, Sue Jean Chung of JCI Architects, applied on behalf of the owner of the property, Anthony Munk, for a permit to demolish the two storey single dwelling unit building at 359 Inglewood Drive. On November 11, 2011, Toronto Building received a letter from JCI Architects setting out the reasons why the owner is requesting the demolition of the subject building (see Attachment #1).

The owner intends to demolish the existing building at 359 Inglewood Drive, merge the lot with the adjacent property at 361 Inglewood Drive and apply for a building permit to construct an addition to the building. Since there will be no permit issued for a replacement building, the application is being referred to the Toronto and East York Community Council. The Municipal Code requires City Council to issue or refuse the demolition permit. The authority to approve these applications has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4) Toronto and East York Community Council may impose 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.

CONTACT

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