



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 90 Dunvegan Road

Date:	May 24, 2012
To:	Toronto and East York Community Council
From:	Director & Deputy Chief Building Official, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	P:\2012\Cluster B\BLD\Toronto and East York\2012TE007

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 90 Dunvegan Road 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 at 90 Dunvegan Road 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 12, 2012, the applicant for the owner of this property, applied for a permit to demolish the 3 storey single family detached residential building and all accessory structures at 90 Dunvegan Road, , in order to facilitate lot line re-adjustment and construction of replacement buildings on 3 newly reconstituted separate lots as approved by the Committee of Adjustment.

The reason for this request is related to the three newly created lots under previous Consent files B0092/11TEY (90 Dunvegan Road) and B0091/11TEY (76 and 88 Dunvegan Road). This decision had consolidated 4 individual lots, for 76, 88, 90, and 92 Dunvegan Road, into 3 larger lots. The conditions attached to these conveyances cannot be met until the individual severed parcels of land are conveyed to the appropriate landowners and these conveyances can only take place after the existing house on 90 Dunvegan Road has been demolished. The owner has indicated that an application for a building permit for construction of a new house at 90 Dunvegan Road will be filed by the end of this year. No objection has been received regarding the proposed demolition.

This residential demolition application is being referred to the Toronto and East York Community Council because the property contains 1 single family detached dwelling and the applicant has not yet received a residential building permit to replace the existing residential building proposed to be demolished. 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.
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,
Director & Deputy Chief Building Official
Toronto Building,
Toronto and East York District

ATTACHMENTS

New lots
Existing house survey
Site Plan of proposed house
Elevation of the proposed house