



STAFF REPORT ACTION REQUIRED

Supplementary Report - Residential Demolition Application 3 Chedington Place

Date:	July 5, 2013
To:	City Council
From:	Chief Building Official and Executive Director, Toronto Building
Wards:	Ward 25 - Don Valley West
Reference Numbers:	P:\2013\Cluster B\BLD\Office of Chief Building Official\CC13012

SUMMARY

This supplementary report is about a matter that was considered at the North York Community Council meeting on June 18, 2013 in a related report (May 10, 2013), Item 2013.NY25.5 "Demolition of a Designated Heritage Property at 3 Chedington Place", from the Director, Urban Design, City Planning.

This report is submitted to City Council, in accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 "Demolition Control". Under these provisions, City Council is required to refuse or grant the application for the demolition of the vacant single-detached dwelling at 3 Chedington Place as a building permit has not been issued for a replacement building.

If City Council grants issuance of the demolition permit, it may impose further conditions. The Chief Building Official recommends approval, subject to a number of conditions.

RECOMMENDATIONS

The Chief Building Official and Executive Director, Toronto Building recommends that City Council approve the application to demolish the single-detached dwelling located at 3 Chedington Place, with the following conditions:

1. 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;
2. That all debris and rubble be removed immediately after demolition;
3. 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;
4. That any holes on the property are backfilled with clean fill;
5. Approval be received from the Medical Officer of Health;
6. Clearance be obtained from Urban Forestry;
7. The owner shall arrange for a heritage plaque on the subject property and within the public view through the Heritage Toronto Plaques and Markers Program that commemorates the lost heritage resource at 3 Chedington Place to the satisfaction of the Manager, Heritage Preservation Services.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

Decision History

The North York Community Council at their meeting of June 18, 2013 considered item 25.5, "Demolition of a Designated Heritage Property – 3 Chedington Place, and recommended approval of the demolition.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY25.5>

COMMENTS

The owner wishes to demolish the existing 2½ storey Tudor Revival building at 3 Chedington Place. In October 2009, a fire damaged a large portion of the interior and roof of the building. Water damage and the subsequent exposure to the elements over the years have further contributed to the overall damage and the extent of the deterioration makes rehabilitation no longer a viable option. A new dwelling will not be constructed on the property, as the owner intends to use the land to contribute to the common elements of the existing Condominium on a severed portion of the same property.

The City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” *Subsection D(1)*] requires that applications be referred to Council for consideration if no building permit is issued to erect a replacement building on the property.

Demolition is recommended due to the extensive fire and water damage, consistent with the approval of demolition recommended by the Director or Urban Design, City Planning in the related report.

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SIGNATURE

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