Demolition Control Applications
5298 Dundas Street West

Date: May 22, 2013
To: Etobicoke York Community Council
From: Mark Sraga, Director and Deputy Chief Building Official
Wards: Etobicoke-Lakeshore, Ward 5
Reference Number: EY 130005

SUMMARY

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

On May 1, 2013, Jay Heming of Lions Group Inc, acting as the agent for the Italian Canadian Savings and Credit Union Limited, owner of this property submitted an application for the demolition permit of a vacant one storey single family dwelling located at 5298 Dundas St West. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with the City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D (1)] the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued to replace the building and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to this demolition application and the following options:
1. Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or

2. Approve the application to demolish the subject one-storey single family dwelling without conditions; or

3. Approve the application to demolish the subject one-storey residential building 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.

**ISSUE BACKGROUND**

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

**COMMENTS**

On May 1, 2013, Jay Heming of Lions Group Inc, acting as the agent for the Italian Canadian Savings and Credit Union Limited, owner of this property submitted an application for the demolition permit of a vacant one storey single family dwelling located at 5298 Dundas St West.

In October of 2012 a report to council for the demolition of the vacant single family dwelling at 5298 Dundas St West was withdrawn on owner's request. Toronto Building has not received building permit applications to replace the buildings being demolished.

The property is located on the north side on Dundas Street West east of Poplar Avenue,- in the former City of Etobicoke. The property known as 5298 Dundas St. West and is zoned Etobicoke Centre 2 (EC2).

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been submitted.
received by Toronto Building. In such cases, By-law 1009-2006 and the Municipal Code requires Community Council to issue or refuse the demolition permit. In accordance with By-law 1009-2006 1.D. (4), Community Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, City Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Memorandums were forwarded to the Area Councillor, Urban Forestry, and Heritage for review and response. To date no responses were received.

CONTACT
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Mark Sraga
Deputy Chief Building Official/
Director, Toronto Building
Etobicoke York District

ATTACHMENTS

1. Zoning Map
2. Site Plan
3. Photo of Existing Site
4. Google Map Photo
ATTACHMENT 1- ZONING MAP
ATTACHMENT 2 – SITE PLAN
ATTACHMENT 3 – PHOTOS OF EXISTING SITE
ATTACHMENT 4 – GOOGLE MAP PHOTO
Applicant:

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