Residential Demolition Application
107 Lorraine Drive

Date: February 27, 2013
To: North York Community Council
From: Director of Toronto Building and Deputy Chief Building Official
Wards: Ward 23 - Willowdale
Reference Numbers: File No. 2013NY006
Folder No. 13-123875 DEM 00 DM

SUMMARY

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

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 11 “Demolition Control”, the application for the demolition of a vacant single family dwelling at 107 Lorraine Drive is referred to the North York Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

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 107 Lorraine Drive and decide to:

1) Refuse the application to demolish the single family dwelling because there is no permit 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.
   e. approval from the Medical Officer of Health
   f. clearance from Heritage Preservation Services
   g. clearance from Urban Forestry

**FINANCIAL IMPACT**

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

**COMMENTS**

On February 22, 2013, an application for Demolition Permit of the existing vacant single family dwelling and secondary structures located at 107 Lorraine Drive was submitted by Paulo Fetalvero, Construction Co-ordinator with the City of Toronto.

A new dwelling will not be constructed on the property, as City Council, on November 27, 2012 authorized funding for the acquisition of the property for the expansion of Edithvale Park. The property was purchased by the City of Toronto in December 2012 for parkland purposes. Parks, Forestry & Recreation wish to make the required improvements so that the property can be utilized as parkland and wish to demolish the existing house and all accessory structures at this time.

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

107 Lorraine Dr.
The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry, Medical Officer of Health and the Ward Councillor.

At the time of preparation of this report, none of the Agencies had provided responses to this Division.

CONTACT

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E-mail: damiano@toronto.ca

SIGNATURE

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

ATTACHMENT

1. Neighbourhood Map
2. Applicant’s letter
Attachment 1
Date: January 7, 2013

To: Mario Pecchia
   Supervisor of Capital Projects – Renovation and Rehabilitation
   Parks, Forestry & Recreation

From: David Douglas
   Project Manager, Parkland Acquisition
   Parks, Forestry & Recreation

RE: 107 Lorraine Drive
   Ward 23 – North York Centre

This memo is to confirm that the City of Toronto purchased the property at 107 Lorraine Drive in December 2012 for parkland purposes. Parks, Forestry & Recreation identified 107 Lorraine Drive for the expansion of Edithvale Park in the North York City Centre Secondary Plan Area. City Council authorized amended the capital budget to fund the acquisition of this property for expansion of Edithvale Park on November 27, 2012.

The existing house and secondary structures should be demolished to allow Parks, Forestry & Recreation to make the required capital improvements so that the property can be utilized as parkland.

Please contact me if you require additional information.

Sincerely,

David Douglas,
Project Manager, Parkland Acquisition Unit

Jennifer Kowalski, Parks & Recreation Planner, Parkland Acquisition Unit

Attachment 2

107 Lorraine Dr.