Residential Demolition Application  
52 Hillcrest Avenue

Date: March 12, 2013
To: North York Community Council
From: Director of Toronto Building and Deputy Chief Building Official
Wards: Ward 23 - Willowdale
Reference Numbers: File No. 2013NY007
Folder No. 13 - 123492 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 52 Hillcrest Avenue 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 52 Hillcrest Avenue 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 52 Hillcrest Avenue was submitted by Paulo Fetalvero, Construction Co-ordinator with the City of Toronto.

The property is owned by the City of Toronto and was purchased prior to amalgamation using North York Cash-in Lieu funds. The property was acquired for the purpose of expanding Willowdale Linear Park into a larger and more usable block park. Refer to Attachment 2 to this report.

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.

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 responded.

CONTACT

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SIGNATURE

Edward Tipping, P. Eng.
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ATTACHMENTS

1. Neighbourhood Map
2. Applicant's letter