Residential Demolition Application – 66 and 70 Dunvegan Road

Date: June 12, 2013

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:\2013\Cluster B\BLD\TE13004

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 66 and 70 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 approve the application to demolish the subject residential buildings without conditions; in the alternative,

2. Approve the application to demolish the subject residential buildings with the following conditions:

   a. 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.
3. Refuse the application to demolish the subject residential buildings at 66 and 90 Dunvegan Road because there is no building permit for a replacement residential building on the site.

FINANCIAL IMPACT

Not applicable.

COMMENTS

On June 6, 2013, the applicant for the owner of these 2 properties, 66 Dunvegan Road, and 70 Dunvegan Road, applied for two demolition permits to demolish the existing single family detached residential buildings and all accessory structures on each of the two properties, in order to facilitate lot line re-adjustment and construction of a future replacement building on a newly reconstituted and enlarged 66 Dunvegan Road. 70 Dunvegan Road will be divided into two parts and cease to exist. Approximately 60% of its original land will merge to its southern neighbour, 66 Dunvegan Road, to allow a larger replacement building. Approximately 40% of its original land will merge to its northern neighbour, 72 Dunvegan Road, to facilitate the enlargement an existing garage. An application for Severance Consent, B0021/13TEY, was approved with conditions, by the Committee of Adjustment, on June 6, 2013.

The owner has indicated that an application for a building permit for construction of a new house at 66 Dunvegan Road will be filed by September 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 properties contains 2 single family detached dwellings and the applicant has not yet received a residential building permit to replace any of the existing residential buildings 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

ATTACHMENT

66 and 70 Dunvegan Rd Existing Site Plan