



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application – 52 Bartlett Avenue

<b>Date:</b>	October 1, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 18 (Davenport)
<b>Reference Number:</b>	P:\2013\Cluster B\BLD\Toronto and East York - TE13008 Demolition Application No. 13-241073 DEM

### SUMMARY

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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 52 Bartlett Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

### RECOMMENDATIONS

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Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject two storey detached house at 52 Bartlett Avenue that contains 1 residential dwelling unit because there is no replacement building permit issued at this site.

**Or, in the alternative,**

2. Approve the application to demolish the subject two storey detached house at 52 Bartlett Avenue that contains 1 residential unit with no conditions.

## **Financial Impact**

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Not applicable.

## **COMMENTS**

On September 24, 2013, Andrew Dales of Dales Consulting, as applicant for the owner, applied for a permit to demolish the existing two storey detached house at 52 Bartlett Avenue that contains 1 residential dwelling unit.

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.

No building permit for a replacement building has yet been received by Toronto Building (as of this report's preparation date). This site is to form part of a larger development, whereby it is proposed to join 50 Bartlett Avenue in a proposal that would have the existing industrial building at 50 Bartlett Avenue converted (via interior alterations) to 13 new residential units, together with 52 Bartlett Avenue which would have a new 3 unit residential building constructed. This proposal for the 16 residential unit development (13 in the existing industrial building, and 3 in the new building) is part of a Rezoning application (13-241061 STE 18 OZ, dated September 24, 2013) and a Site Plan Agreement application (13-241059 STE 18 SA dated September 24, 2013), and currently under review by Community Planning Division.

In such cases where there is no replacement building permit issued, the Municipal Code requires Community Council to issue or refuse the demolition permit.

## **CONTACT**

Victor Araujo, P.Eng., Manager, Toronto Building, Plan Review, Toronto and East York District, Tel.: (416) 392-0480; Fax: (416) 392-0721; email address: VICTOR@toronto.ca.

## **SIGNATURE**

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Mario Angelucci, Director/Deputy Chief Official  
Toronto Building – Toronto and East York District