

Ward 18, Davenport
City Hall, 100 Queen Street West
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November 19, 2013

Toronto and East York Community Council
100 Queen St. West
Toronto, ON M5H 2N2

RE: New park construction near the intersection of Dufferin Street and Peel Avenue.

Dear Chair and Members,

I am writing to request that this item be added to the November 19th meeting of the Toronto East York Community Council. This is an important issue in my ward is necessary to enable timely commencement of new park construction near the intersection of Dufferin Street and Peel Avenue.

Requested Motion

The requested motion is as follows:

That the Toronto and East York Community Council:

1. Approve the application to demolish the subject residential buildings at 17-21 Peel Avenue with the following conditions:
 - a. That all debris and rubble be removed immediately after demolition; and,
 - b. That any holes in the property are backfilled with clean fill.

The requested residential demolition is matter for which the Community Council has delegated authority from City Council to make a final decision.

Background

On October 17, 2013, 11 Peel Avenue Inc. applied for a permit to demolish the existing residential buildings at 17-21 Peel Avenue. (Application Nos. 17 Peel 13 251863 DEM, 19 Peel 13 251874 DEM, 21 Peel 13 251879 DEM)

In accordance with the Residential Demolition Control By-law No. 1009-2006, the applicant posted a sign on the property for 14 days giving notice of the intention to demolish the property. An objection has not been received to date regarding the proposed demolition.

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 had been applied for at the site and since the buildings contain 1 residential unit, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit.

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Although there is no current application before Community Planning regarding these properties, the applicant is at the final stages of the planning process for official plan amendment and rezoning applications for the property at 11 Peel Avenue. In addition, the properties are adjacent to City-owned lands that are targeted for use as a new public park.

The requested demolition is required now to enable the applicant to initiate certain work in respect of the new public park.

Thank you for your consideration.

Sincerely,

Ana Bailão
City Councillor
Ward 18, Davenport