SUMMARY

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

On January 6, 2014, Toronto Building received a demolition permit application to demolish a City owned, one storey single family dwelling at 49 High Street. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with the City of Toronto Municipal Code [Chapter 363, Article 11, “Demolition Control” Subsection D (1)] the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to this demolition application and the following options:

1. Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or
2. Approve the application to demolish the subject one-storey single family dwelling without conditions; or

3. Approve the application to demolish the subject one-storey residential building 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.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

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

COMMENTS

On January 6, 2014 Toronto Building received a demolition permit application for a one storey single family dwelling at 49 High Street. The building is not listed on the City’s Inventory of Heritage Properties, and it is currently vacant. This property is owned by the City of Toronto.

The property is located immediately west of the Humber Treatment Plant, and is a part of the properties which were zoned Utility and Transportation in Chapter 100 of Zoning By-law 569-2013. Under Etobicoke Zoning Code this property is zoned POS (Public Open Space). The intent is to use this land as a buffer from nearby residents that will allow for the mitigation of odours and noise associated with the normal day to day operations of the Humber Treatment Plant.

Memorandums were forwarded to the Area Councillor, Urban Forestry and Heritage for review and response. Toronto Building has received comment from the Area Councillor. Urban Forestry and Heritage staff have indicated that they have no interest in this property.
The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been received by Toronto Building. In such cases, By-law 1009-2006 and the Municipal Code requires Community Council to approve or refuse the application for demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Community Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, City Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

CONTACT

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Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Photo of Existing Site
3. Google Map Photo
ATTACHMENT 1 – SITE PLAN
ATTACHMENT 2 – PHOTOS OF EXISTING SITE

43 HIGH STREET, ETOBICOKE

SOUTH WEST VIEW

SOUTH EAST VIEW
ATTACHMENT 3– GOOGLE MAP PHOTO

49 HIGH STREET, ETOBICOKE

SATELLITE VIEW