Residential Demolition Application
383 Glen Park Avenue

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<tr>
<th>Date:</th>
<th>July 23, 2014</th>
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<td>To:</td>
<td>North York Community Council</td>
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<tr>
<td>From:</td>
<td>Director of Toronto Building and Deputy Chief Building Official</td>
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<td>Wards:</td>
<td>Ward 15 Eglinton - Lawrence</td>
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<tr>
<td>Reference Numbers:</td>
<td>File No. 2014NY003</td>
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**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 II “Demolition Control”, the application for the demolition of a single family dwelling at 383 Glen Park 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 383 Glen Park 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.

FINANCIAL IMPACT

Future property tax revenues may change due to a change in the property's classification.

COMMENTS

On July 18, 2014, owner Giulia Costellis submitted a demolition permit application to demolish a single family dwelling at 383 Glen Park Avenue. A building permit application for the replacement building has not been made.
In a letter dated July 10, 2014, the owner stated that the Committee of Adjustment decision on her proposed replacement house has been appealed to the Ontario Municipal Board. The owner believes the appeal is vexatious and not based on land use planning grounds. She intends to submit a motion to dismiss the appeal. In the meantime, the owner wishes to demolish the existing house to avoid further delay.

The application for the demolition of the single family dwelling has been circulated to Urban Forestry and the Ward Councillor.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

_______________________
Will Johnston
Director,
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Applicant's letter