Residential Demolition Application
100 Roe Avenue

<table>
<thead>
<tr>
<th>Date:</th>
<th>December 15, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>North York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director of Toronto Building and Deputy Chief Building Official</td>
</tr>
<tr>
<td>Wards:</td>
<td>Ward 16 Eglinton - Lawrence</td>
</tr>
<tr>
<td>Reference Numbers:</td>
<td>File No. 2014NY006 Folder No. 14-167291 DEM 00 DM</td>
</tr>
</tbody>
</table>

**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 vacant single family dwelling at 100 Roe Avenue is referred to the North York Community Council to consider the application as written objections to the issuance of the demolition permit have been received.

North York Community Council 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 100 Roe Avenue and decide to:

1) Approve the application to demolish the single family dwelling without conditions; or

2) 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

Not Applicable.

COMMENTS

On June 3, 2014, Sina Saramgar, owner of the property, submitted a demolition permit application to demolish a single family dwelling with a detached garage at 100 Roe Avenue in the former City of Toronto.

The demolition application is being referred to the North York Community Council as required by Chapter 363 Article II of the City of Toronto Municipal Code. This Article states that for properties located in the former City of Toronto, the demolition permit application is to be referred to Community Council when written objections of the demolition have been received. Such objections were received on June 26, 2014 from neighbours Lesley Roylanee and Simon Hinchcliffe of 94 Roe Avenue, from Emily
Shapiro of 98 Roe Avenue and from Michael Ruthard also of 98 Roe Avenue. A common concern expressed by the neighbours was the fact that they were not notified of an OMB hearing of April 22, 2014. A subsequent hearing was held on July 29, 2014 and attended by the neighbours. In that hearing, the OMB granted the appeal of variances which were previously refused by the Committee of Adjustment. The neighbours have not withdrawn their objections.

On June 3, 2014, a permit application was made for the construction of a replacement 2 storey single family dwelling. This permit is now ready to be issued. The Planning Act requires that a demolition permit be issued, with or without conditions, when the replacement building permit has been issued.

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

CONTACT

Gene Lee, P.Eng,
Manager Plan Review,
Tel: 416-395-7555; Fax: 416-696-4173
E-mail: glee@toronto.ca

SIGNATURE

____________________
Will Johnston
Director,
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Letters