

**Demolition Application  
4 Rosemount Ave – Existing industrial building**

<b>Date:</b>	November 25, 2016
<b>To:</b>	City Council
<b>From:</b>	Acting Director of Toronto Building
<b>Wards:</b>	Ward 11, York South-Weston
<b>Reference Numbers:</b>	File No. 2016 EY025 Folder No. 16 239487 DEM 00 DM

**SUMMARY**

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This staff report is about a matter for which City Council has authority to make a final decision.

On Oct 19<sup>th</sup>, 2016, Toronto Building received a demolition permit application to demolish a one storey industrial building located at 4 Rosemount Ave. A building permit application for a replacement building has not been received. The building is located within Ward 11 – York South-Weston.

This property is located in the former City of York and in accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to City Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permit.

## **RECOMMENDATIONS**

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**Toronto Building recommends that the City Council give consideration to the demolition application for 4 Rosemount Ave and choose one of the following options:**

1. Approve the application to demolish the one storey industrial building without entering into a beautification agreement with the City and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **ALTERNATIVE RECOMMENDATION**

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1. Approve the application to demolish the one storey industrial building subject to the owner entering into a beautification agreement with the City containing a beautification plan to the satisfaction of the City Solicitor and the agreement be registered on title to the lands, City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act, 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

## **COMMENTS**

On October 19<sup>th</sup>, 2016, Armando Barbini, an agent for the owner submitted a demolition permit application to demolish a one storey industrial building at 4 Rosemount Ave. This building is presently owned by Joan Christine Lovejoy. The demolition application is being referred to the City Council because the building is proposed to be demolished and the applicant has not applied for a permit to replace the building. The subject property is

located in the former City of York, where as By-law No. 3102-95 and City of York, Bill Pr147 is applicable. This by-law requires Council to either issue the demolition permit without entering into a beautification agreement or issue the demolition permit subject to the owner entering into a beautification agreement with the City.

The application for the demolition has been circulated to Public Health for an approval.

## **Site and Surrounding Area**

The subject property is located north of Lawrence Avenue West, east of Weston Road on the west side of the CN lands. The property is subject to the York Zoning By-law 1-83 and is zoned CE- Commercial Employment Zone.

## **CONTACT**

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## **SIGNATURE**

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Frank Basile  
Acting Director of Toronto Building  
Etobicoke York District

## **ATTACHMENTS**

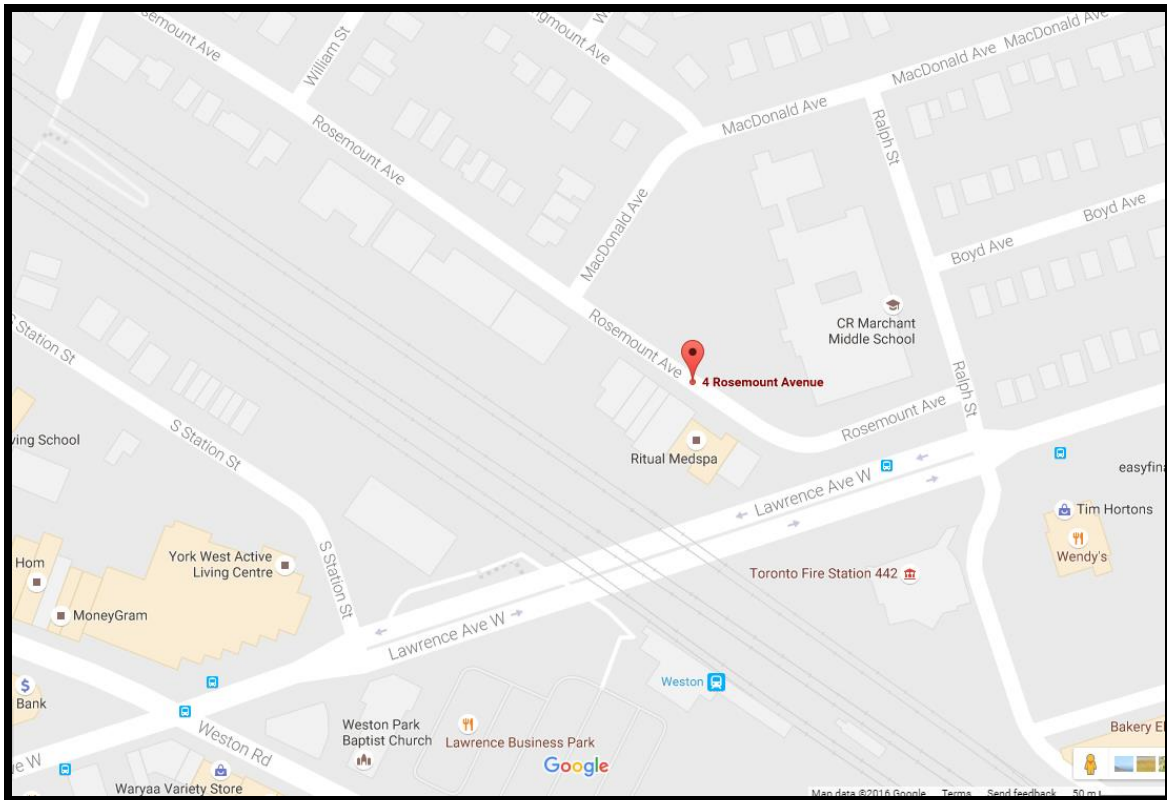
1. Site Plan 4 Rosemount Ave
2. Key Plan
3. Photos of 4 Rosemount Ave from Google Map

## **Attachment 1 Site Plan - 4 Rosemount Ave**

Staff report for action – Demolition approval 4 Rosemount Ave.

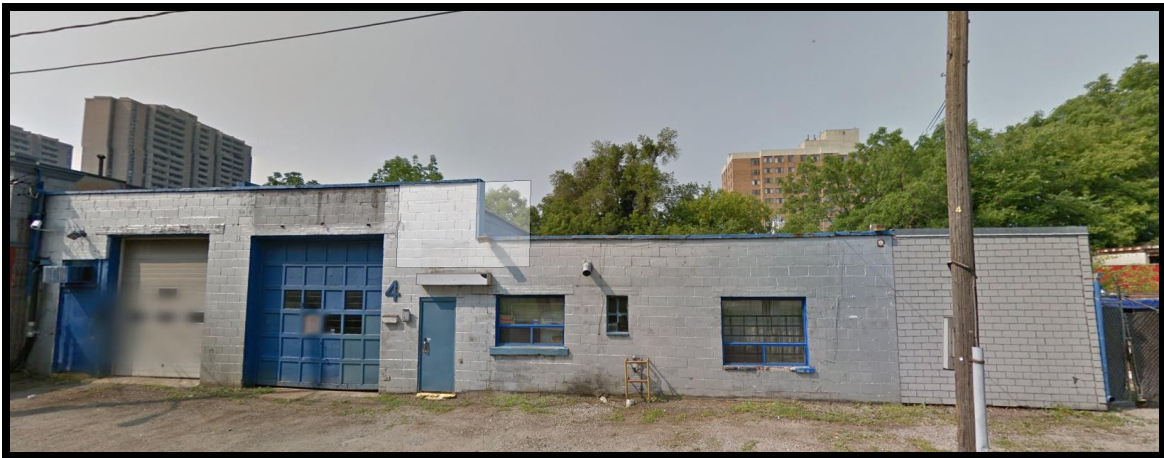


### **Attachment 21 Key Plan – 4 Rosemount Ave**



### **Attachment 3: Photos - 4 Rosemount Ave, York, Ontario**

Staff report for action – Demolition approval 4 Rosemount Ave.



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