



**STAFF REPORT  
ACTION REQUIRED**

**Residential Demolition Application  
73 Plewes Road**

<b>Date:</b>	December 16, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Toronto Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 9 York Centre
<b>Reference Numbers:</b>	File No. 2016NY001 Folder No. 15-255659 DEM 00 DM

**SUMMARY**

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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 73 Plewes Road is referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions if any, to be attached to the demolition permit.

## **RECOMMENDATIONS**

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**Toronto Building recommends that the North York Community Council give consideration to the demolition application for 73 Plewes Road 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**

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Not Applicable.

## **COMMENTS**

On November 24, 2015, Taylor Smith Architects, on behalf of the property owner, submitted a demolition permit application to demolish a single family dwelling located at 73 Plewes Road. A building permit application for the replacement building has not been made.

In a letter dated November 19, 2015, Michael Loberto, Senior Co-ordinator of Development for the Toronto Catholic District School Board stated that they are the owner of this property and the future use of the land is to expand the open play space for the adjacent St. Norbert Catholic School. A residential building will not be developed.

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

The demolition application is being referred to the North York Community Council because the building proposed to be demolished is residential 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, P. Eng.  
Director and Deputy Chief Building Official  
Toronto Building,  
North York District

## **ATTACHMENTS**

1. Site Plan
2. Letter from Applicant