



STAFF REPORT ACTION REQUIRED

Residential Demolition Application 4 Greenview Avenue

Date:	March 15, 2016
To:	North York Community Council
From:	Director of Toronto Building and Deputy Chief Building Official
Wards:	Ward 23 - Willowdale
Reference Numbers:	File No. 2016NY006 Folder No. 16-122373 DEM 00 DM

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 4 Greenview Avenue is referred to the North York Community Council to consider the application 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

Toronto Building recommends that the North York Community Council give consideration to the demolition application for a single storey detached single family dwelling house 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

Not Applicable.

COMMENTS

The application for the demolition of the single family dwellings 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 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.

The owner has advised that the existing vacant house is in a poor state of repair and is located on lands which are targeted as potential future City of Toronto land acquisition to facilitate the northerly expansion of current ring road running parallel to Yonge Street.

CONTACT

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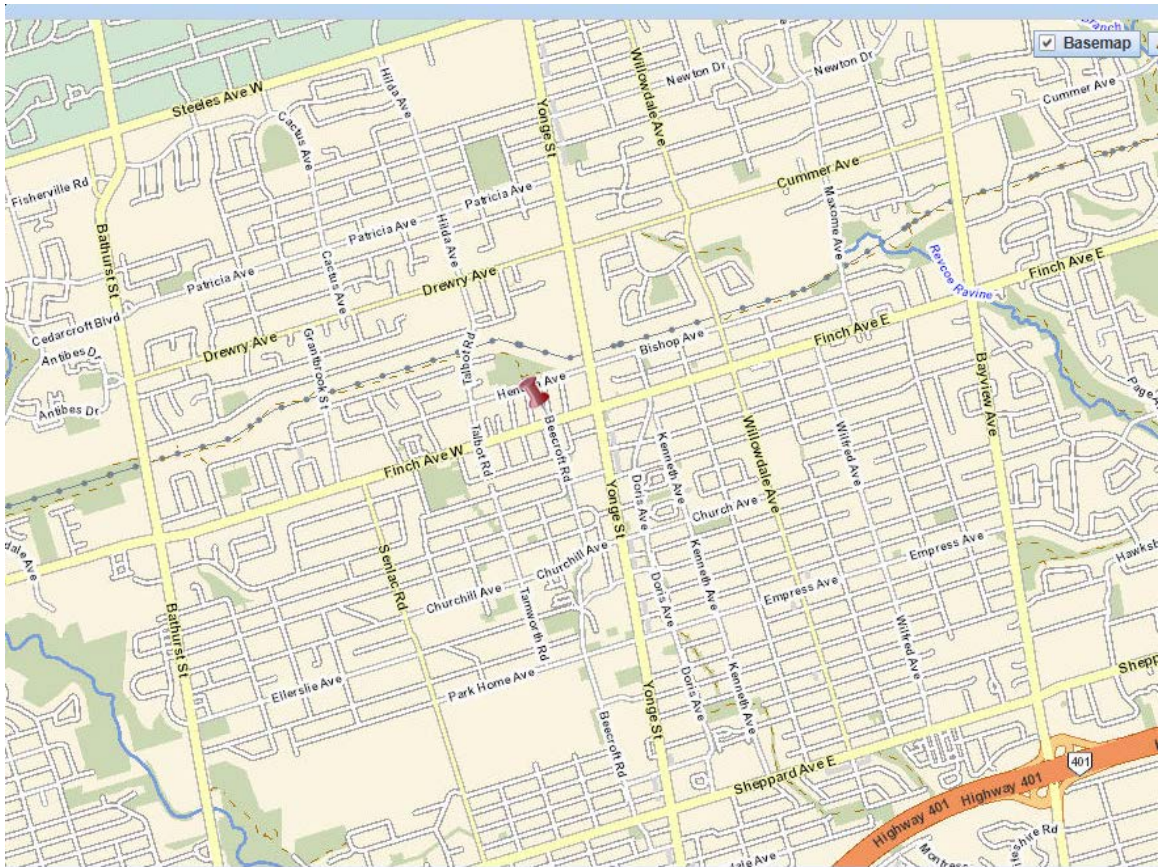
SIGNATURE

Will Johnston, P. Eng.
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS:

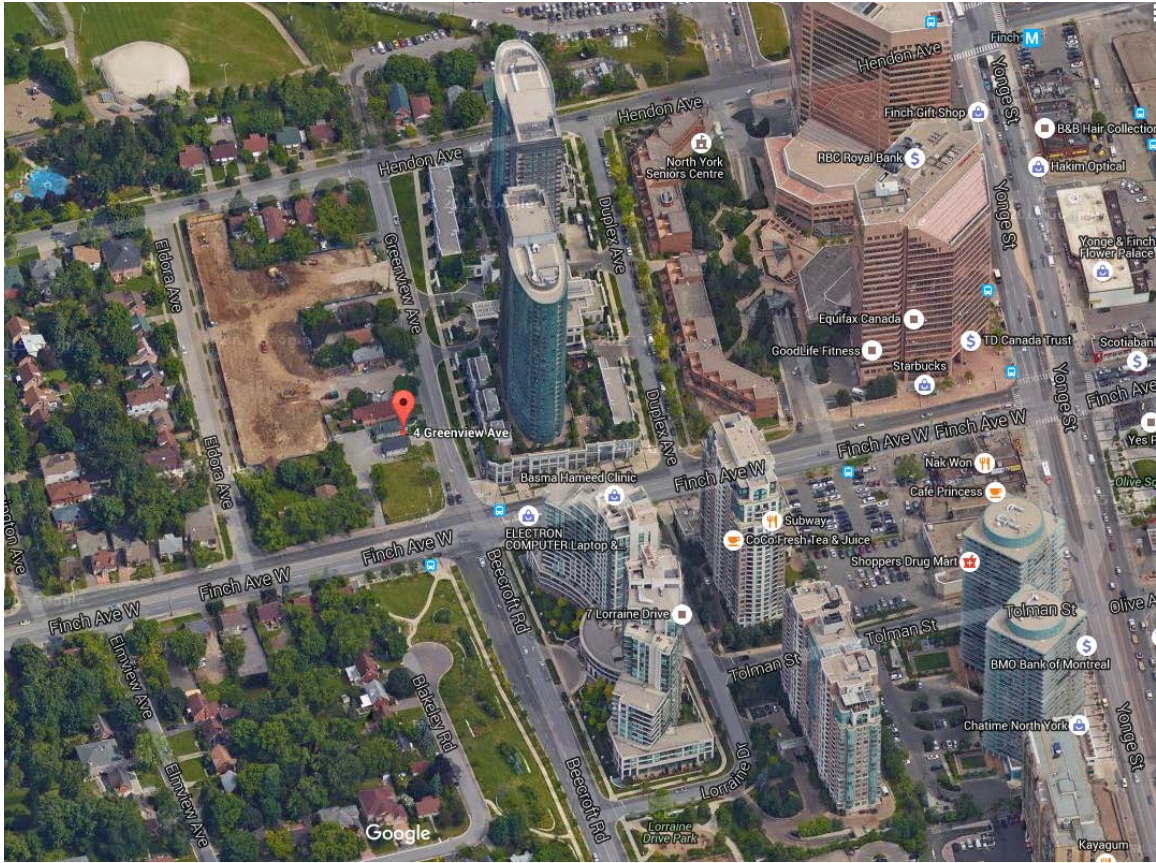
1. GENERAL AREA MAP
2. GENERAL AERIAL IMAGE
3. SURVEY – EXISTING LOT
4. DRAFT PLAN OF SURVEY – ROAD WIDENING ASSIGNMENT OF LAND
5. ZONING MAP - BY-LAW 7625
6. ZONING MAP – BY-LAW 569-2013
7. SITE PLAN – I-VIEW IMAGE
8. AERIAL VIEW – I-VIEW IMAGE
9. PHOTO - FRONT ELEVATION

ATTACHMENT 1 – GENERAL AREA MAP



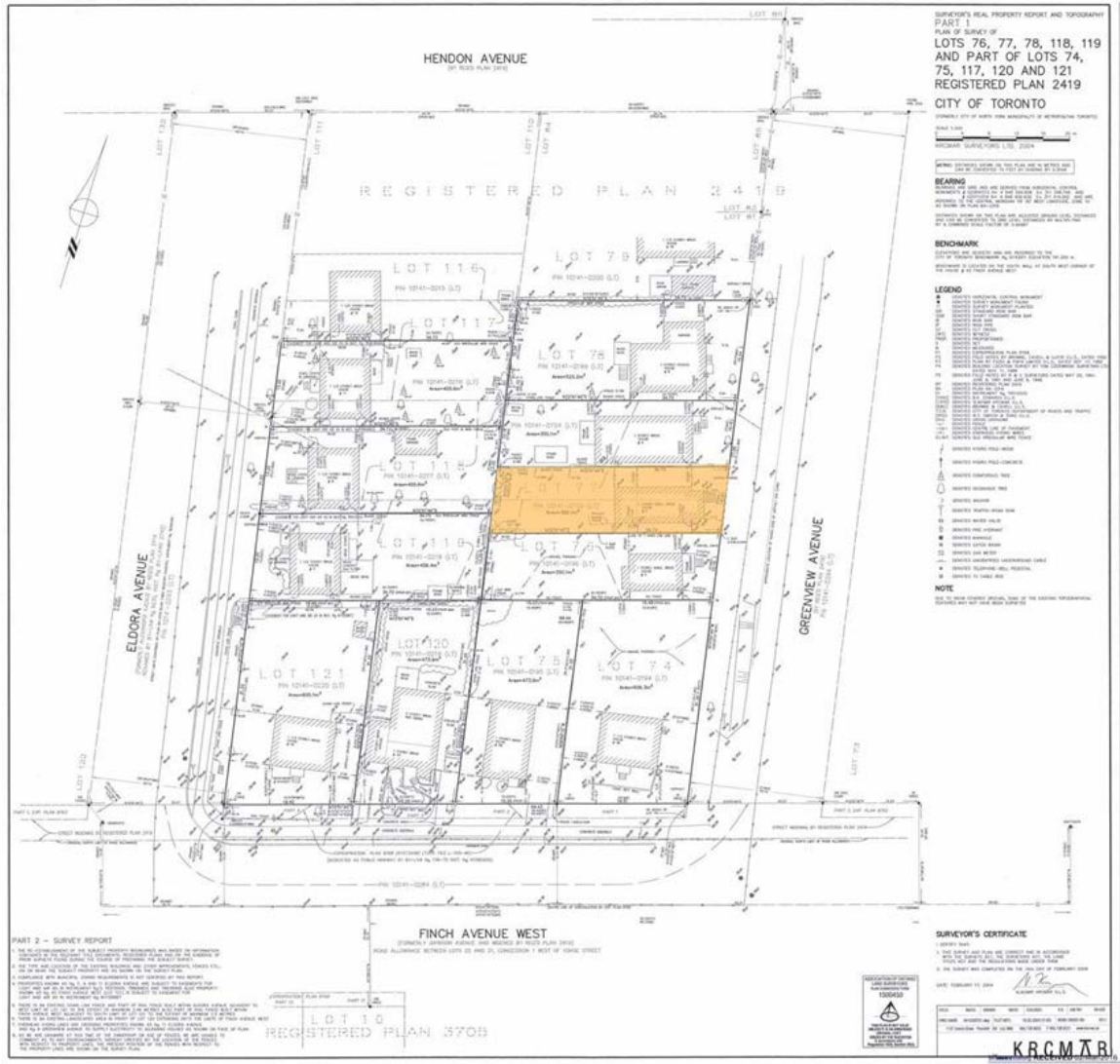
4 Greenview Avenue

ATTACHMENT 2 – GENERAL AERIAL IMAGE

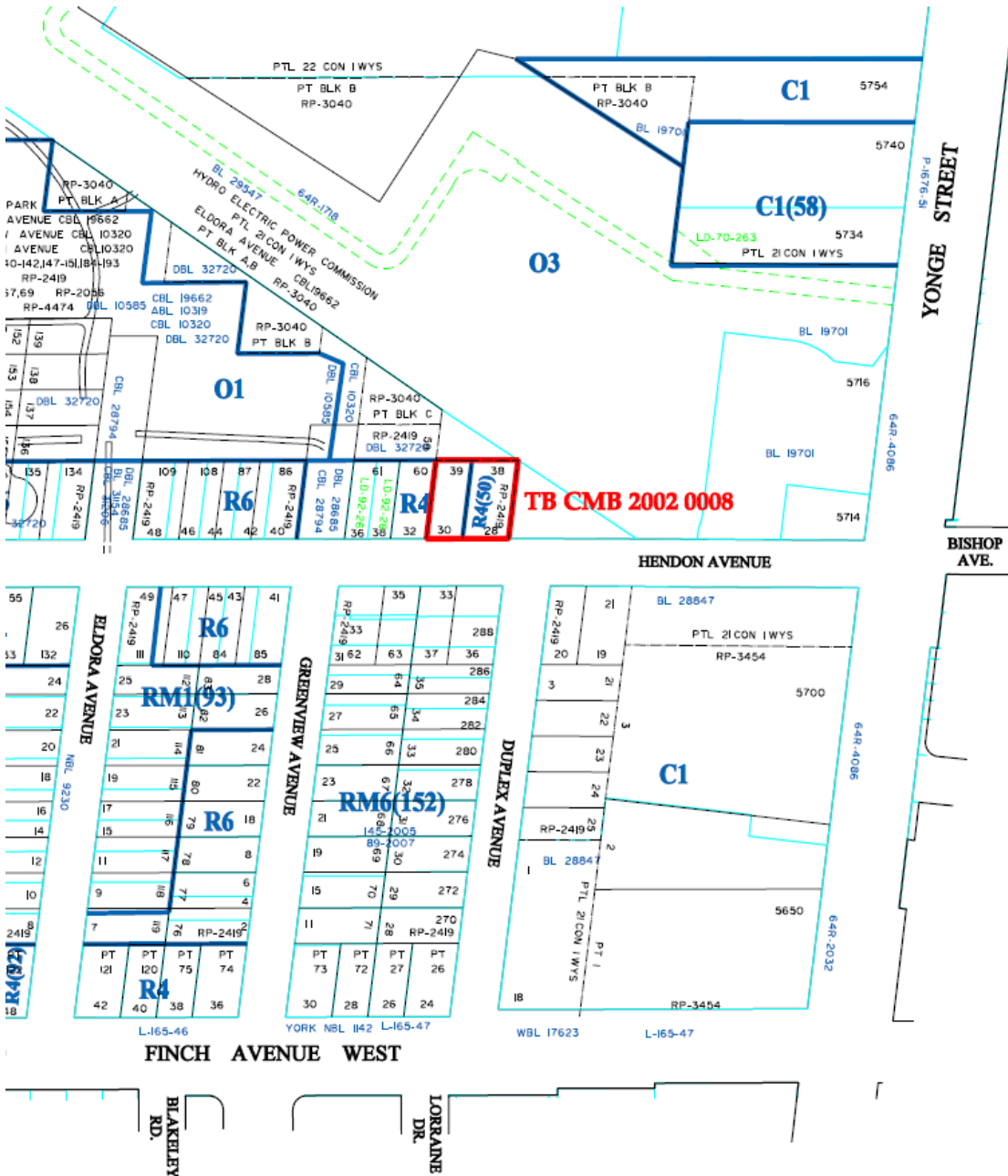


4 Greenview Avenue

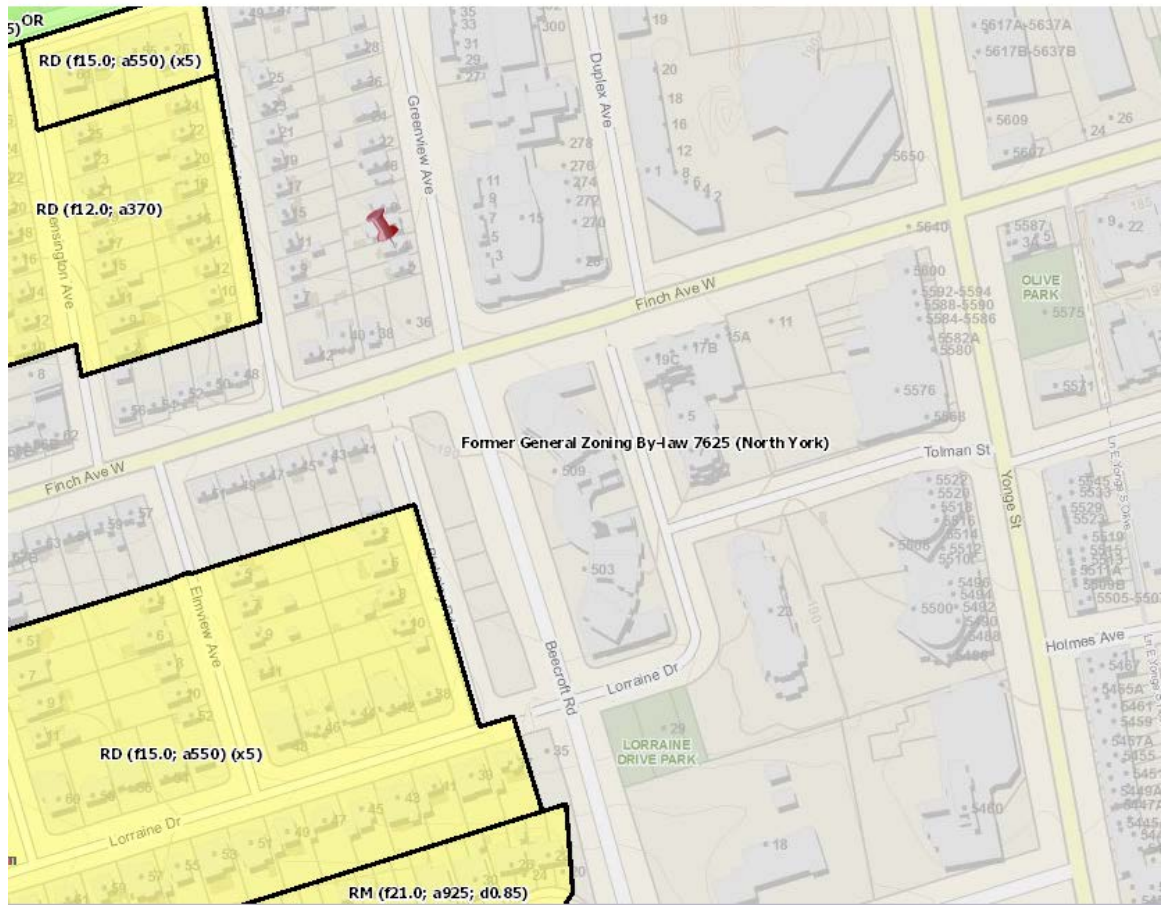
ATTACHMENT 3 – SURVEY – EXISTING LOT



ATTACHMENT 5 – ZONING MAP – BY-LAW 7625



ATTACHMENT 6 – ZONING MAP – BY-LAW 569-2013



4 Greenview Avenue

ATTACHMENT 7 – SITE PLAN – IVIEW IMAGE



4 Greenview Avenue

ATTACHMENT 8 – AERIAL VIEW – IVIEW IMAGE



4 Greenview Avenue

ATTACHMENT 9 – PHOTO FRONT ELEVATION



4 Greenview Avenue