



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application 5, 7, 9, 11 & 15 Kenaston Gardens & 577 Sheppard Avenue East

<b>Date:</b>	April 21, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director of Toronto Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 24 - Willowdale
<b>Reference Numbers:</b>	File No. 2016NY008 Folder No. 16-134172 DEM 00 DM, 16-134245 DEM 00 DM, 16-134252, 16-134432 DEM 00 DM, 16-134450 DEM 00 DM and 16-134454 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 6 vacant single family dwellings located at 577 Sheppard Avenue East, including 5, 7, 9, 11 and 15 Kenaston Gardens is referred to the North York Community Council to consider the application as building permits have not been issued for the replacement buildings.

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 applications for these 6 individual detached single family dwelling houses and decide to:**

- 1) Refuse the application to demolish these single family dwellings because there is no permit to replace the building on the site; or,
- 2) Approve the application to demolish these single family dwellings 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 applications for the demolition of the above noted single family dwellings have been circulated to Urban Forestry and the Ward Councillor.

The demolition applications are being referred to the North York Community Council because the six buildings proposed to be demolished are residential and the applicant has not received a permit to replace these buildings 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(s).

The owner has advised that the six existing vacant houses are in a poor state of repair and are located on a parcel of land which is in the process of redevelopment for a 12-storey mixed-use building containing 245 dwelling units, grade related retail uses and an underground parking garage. A building permit application was received by Toronto Building on December 17, 2015 for this redevelopment proposal and this permit application is currently under review.

The owner has provided confirmation that these 6 existing dwelling units are not subject to approval under Section 111 of the City of Toronto Act (Municipal Code, Chapter 667 – Residential Rental Property Demolition and Conversion Control) as each of the 6 detached houses were owner-occupied and did not form part of a rental property.

## CONTACT

Tim Crawford, Manager Plan Review,  
Tel: 416- 394-8046; Fax: 416-696-4173  
E-mail: tcrawfor@toronto.ca

## SIGNATURE

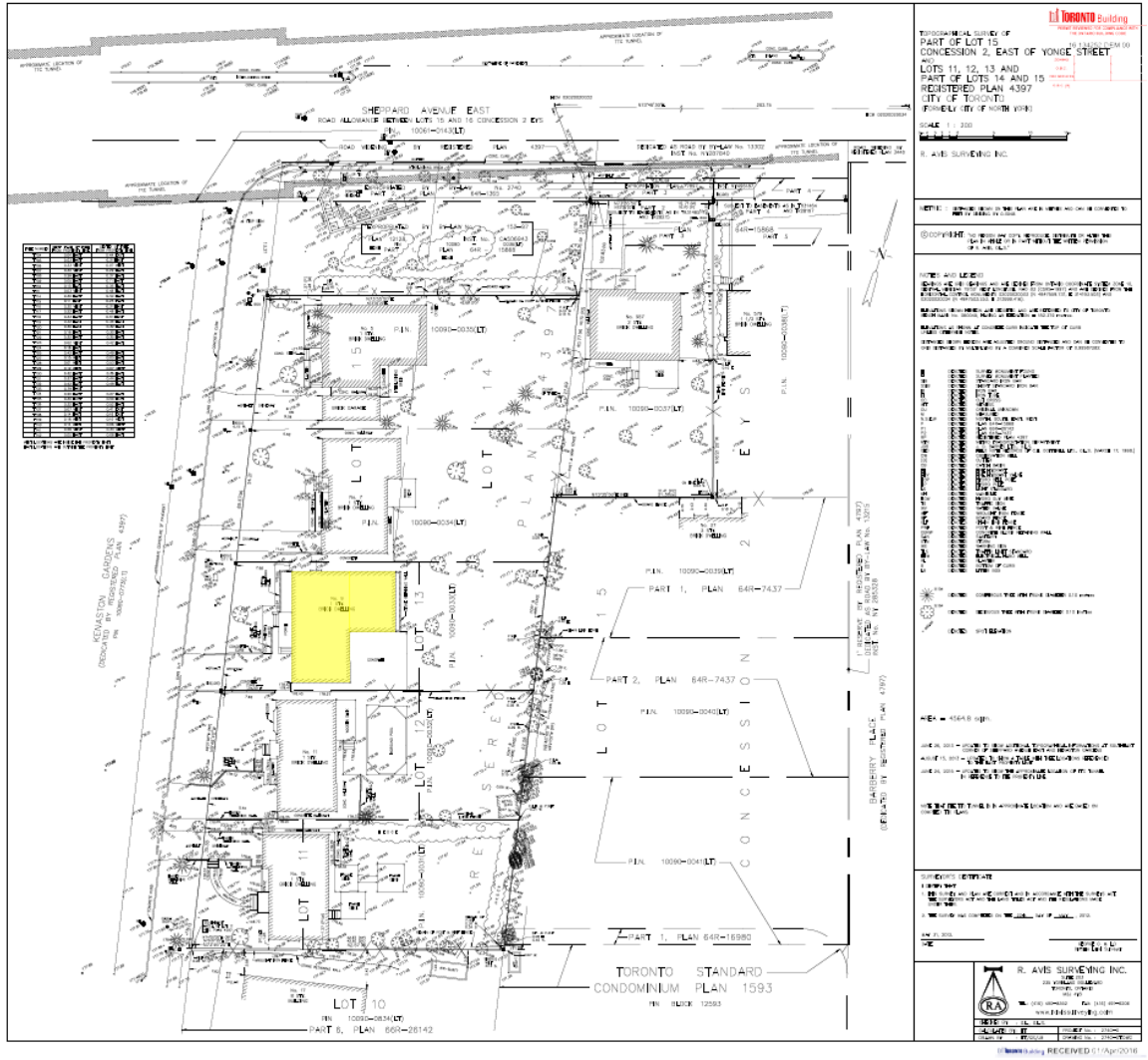
---

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

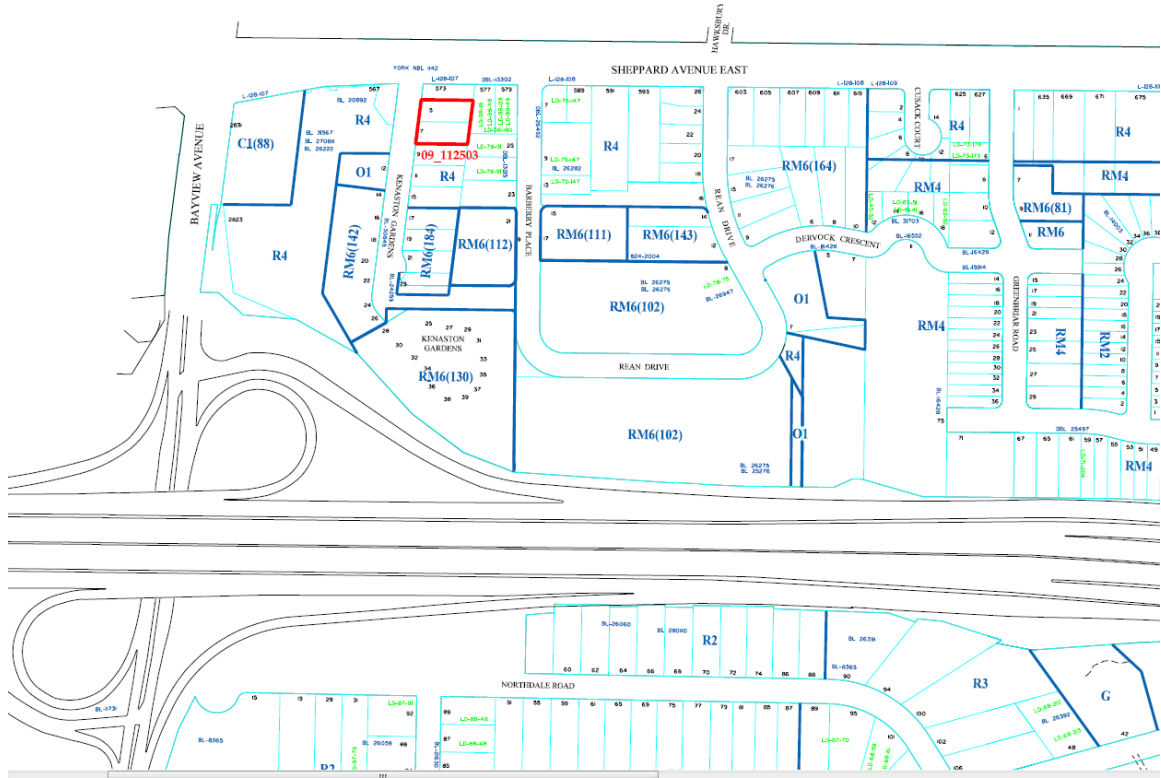
## ATTACHMENTS:

1. SURVEY PLAN
2. NORTH YORK ZONING BY-LAW 7652 MAP 27
3. ZONING BY-LAW 569-2013 MAP
4. AERIAL VIEW
5. AREA MAP
6. FRONT ELEVATION 577 SHEPPARD AVENUE EAST
7. FRONT ELEVATION 5 KENASTON GARDENS
8. FRONT ELEVATION 7 KENASTON GARDENS
9. FRONT ELEVATION 9 KENASTON GARDENS
10. FRONT ELEVATION 11 KENASTON GARDENS
11. FRONT ELEVATION 15 KENASTON CRESCENT

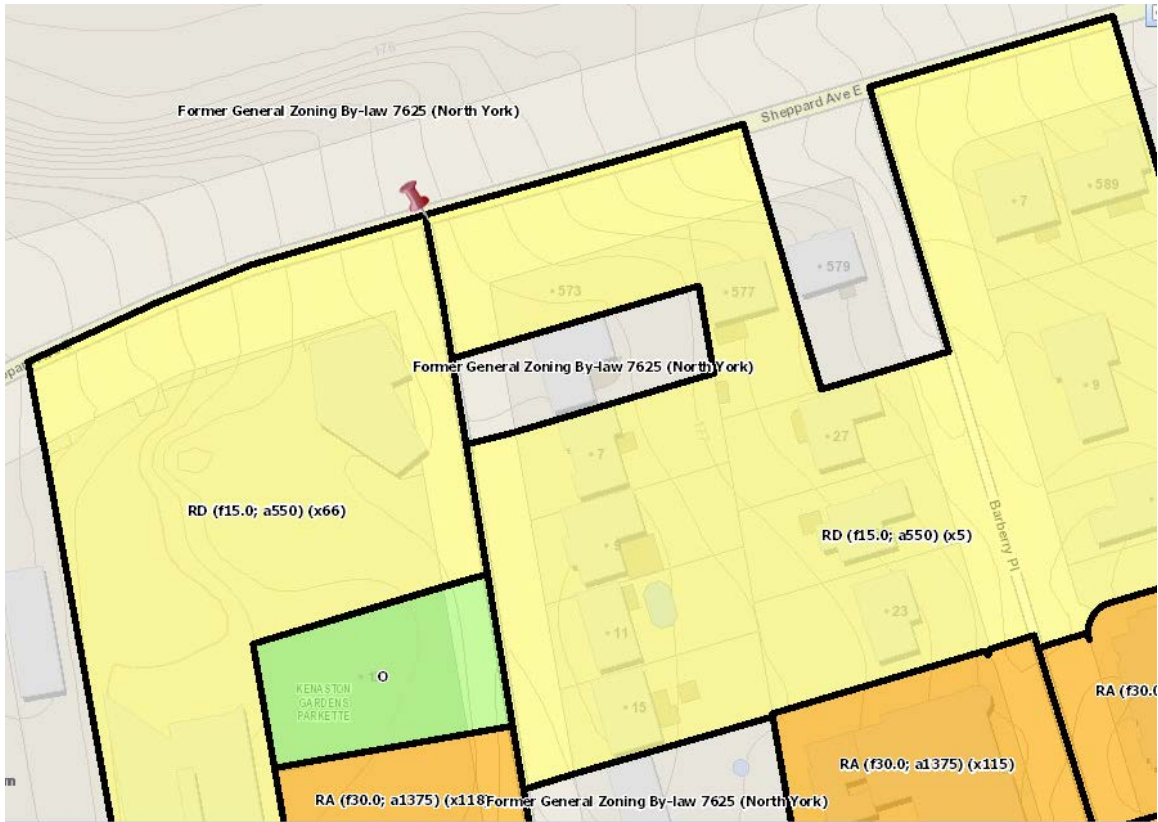
# ATTACHMENT 1 – SURVEY PLAN



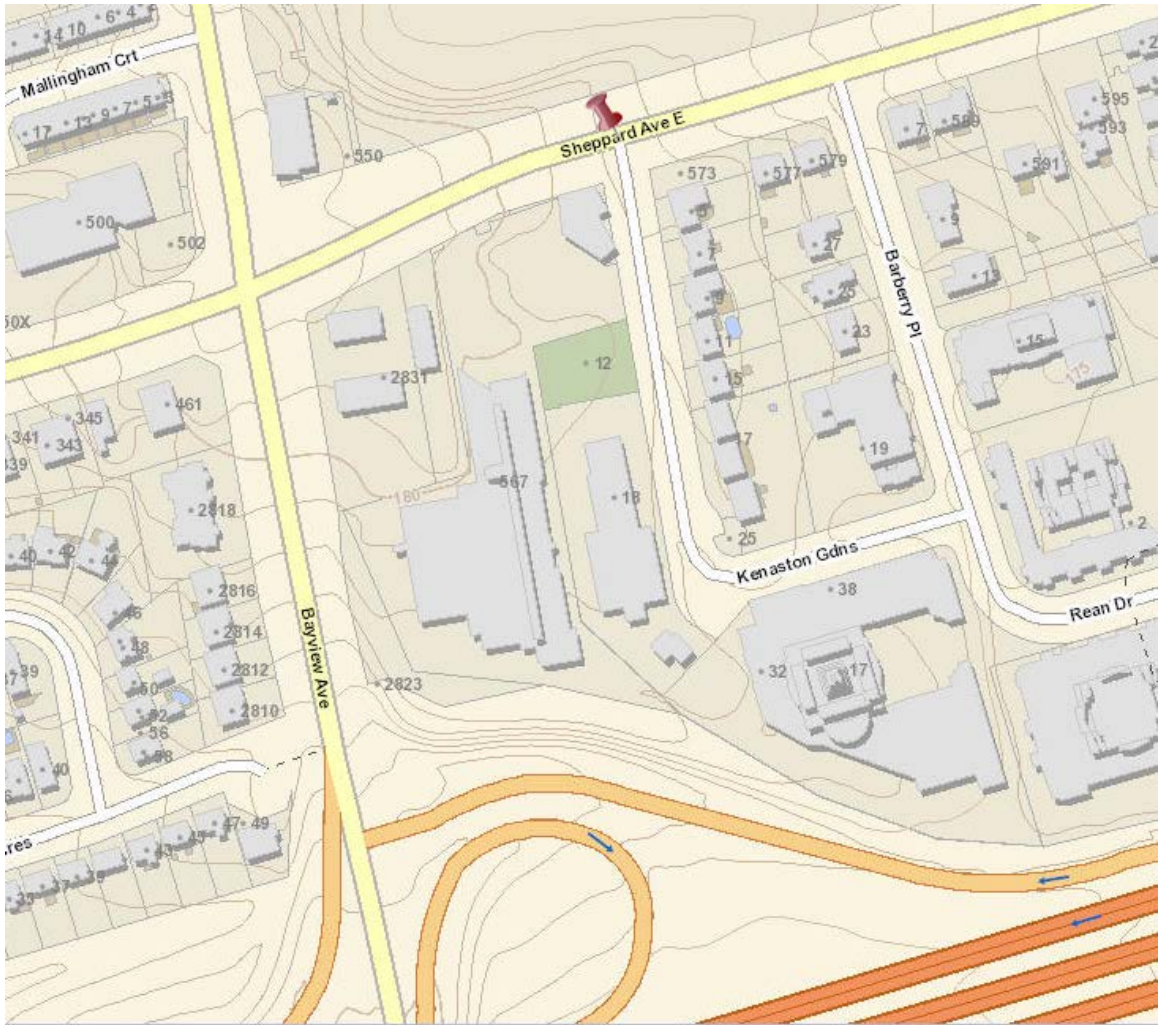
ATTACHMENT 2 – NORTH YORK ZONING BY-LAW 7652 MAP 27



ATTACHMENT 3 – ZONING BY-LAW 569-2013 MAP



ATTACHMENT 4 – AREA MAP



ATTACHMENT 5 – AERIAL VIEW





ATTACHMENT 6 – FRONT ELEVATION 577 SHEPPARD AVENUE EAST



ATTACHMENT 7 – FRONT ELEVATION 5 KENASTON GARDENS



ATTACHMENT 8 – FRONT ELEVATION 7 KENASTON GARDENS



ATTACHMENT 9 – FRONT ELEVATION 9 KENASTON GARDENS



ATTACHMENT 10 – FRONT ELEVATION 11 KENASTON GARDENS



ATTACHMENT 11 – FRONT ELEVATION 15 KENASTON CRESCENT

