



**STAFF REPORT
ACTION REQUIRED**

Residential Demolition Application – 18 WELLS HILL AVE

Date:	September 22, 2016
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 21 (St. Paul's)
Reference Number:	P:\2016\Cluster B\BLD\Toronto and East York\TE16012 Demolition Application No. 16-224090 DEM

SUMMARY

An application to permit the demolition of the existing detached dwelling on the lands municipally known as 18 Wells Hill Avenue was submitted on September 16, 2016 by Jim Kim from LJK Design Industries on behalf of the owner of the property.

The owner of the property is currently in possession of an existing demolition permit, demolition permit number 16-105956 DEM, which was issued by Toronto Building on June 27, 2016 to facilitate the construction of a new dwelling on the premises as demonstrated in building permit 16 105940 BLD.

Objections to the issuance of the demolition permit were subsequently received from area landowners. It was alleged that the demolition permit was improperly issued. More specifically, it was alleged that a Public Notice of Demolition was not properly posted on the premises.

In response to the allegations, a review of demolition permit 16 105956 DEM was undertaken where it was determined by Toronto Building that the demolition permit was properly issued to the owner. In response to this, an Application in the Superior Court of Justice has been filed by the area landowners and the Casa Loma Residents Association reiterating their objection to the issuance of the demolition permit.

A cover letter to the new application notes that demolition permit 16 105956 DEM was properly issued and that Toronto Building agrees that it was properly issued. It goes on to advise that the new application is being submitted out of an abundance of caution and without acknowledgement or acceptance that the new application affects the validity of the issued demolition permit. The new application has been circulated to the local councillor and a Notice of Demolition posting has been delivered to the applicant to post on the premises. An inspection by Toronto Building has confirmed that the Notice of Demolition has been properly posted at the premises.

In accordance with Toronto Municipal Code, Chapter 363- Article II, Demolition Control, this demolition permit application will be not be considered until 14 days after the Notice of Demolition has been posted. However, given the previous objections received following the issuance of demolition permit 16 105956 DEM and the expected receipt of objections in relation to the new application, there will be a forthcoming report for referral to the Toronto and East York Community Council.

The forthcoming report will be prepared and made available after Toronto Building has considered the application. It is anticipated that the report will be available on or about October 11, 2016. The report will be accessible at the following webpage:

<http://app.toronto.ca/tmmis/decisionBodyProfile.do?function=doPrepare&decisionBodyId=964#Meeting-2016.TE19>.

In the event that any difficulties arise in accessing the forthcoming report, please contact Tony D'Arpino, Acting Manager, Plan Review, Toronto Building - Toronto and East York District. Mr. D'Arpino's contact information is provided below.

CONTACT

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SIGNATURE

Mario Angelucci,
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