



**STAFF REPORT  
ACTION REQUIRED**

**Residential Demolition Application – 31 Alhambra Avenue**

<b>Date:</b>	October 4, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 14 (Parkdale-High Park)
<b>Reference Number:</b>	P:\2016\Cluster B\BLD\Toronto and East York\TE16013 Demolition Application No. 16-180943 DEM

**SUMMARY**

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This application is before you in accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act. The demolition application for 31 Alhambra Avenue is referred to Community Council for consideration (as an objection to this demolition application has been received by Toronto Building). The authority to issue the demolition permit and to impose conditions under the Planning Act with respect to the demolition permit application has been delegated to Community Council by City Council; accordingly, Community Council has delegated authority from City Council to make a final decision.

**RECOMMENDATIONS**

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Toronto Building recommends that the Toronto and East York Community Council:

1. Approve, under Section 33 of the Planning Act, the application to demolish the subject residential building at 31 Alhambra Avenue where a replacement building permit is already issued, with the following conditions:
  - a) Completion of the new building within 2 years from the start of the demolition of the building;
  - b) Failure to complete the new building within the time period, the City is entitled to add to the municipal taxes of the property a maximum amount

of \$20,000.00 for each dwelling unit in the building subject of the demolition project;

- c) That all debris and rubble be removed immediately after demolition;
- d) That any holes on the property are backfilled with clean fill;

Or in the alternative,

- 2. Approve the application to demolish the subject residential building 31 Alhambra Avenue without conditions.

## **Financial Impact**

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Not applicable.

## **COMMENTS**

On June 27, 2016, Lily Nourmansouri, current owner, applied for a permit to demolish the existing two and a half storey detached residential building at 31 Alhambra Avenue.

A building permit for a replacement building had been issued at the site on September 7, 2016 proposing a new house. This proposed design is consistent with those plans that form the Committee of Adjustment decision rendered January 6, 2016 (A0990/15TEY).

As of the drafting of this report (October 4, 2016), one letter of objection to this demolition application has been received by Toronto Building. Toronto Building can confirm that this proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain 6 or more residential units, nor is this existing building included in the City's inventory of heritage properties.

## **CONTACT**

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## **SIGNATURE**

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Mario Angelucci, Director/Deputy Chief Building Official, Toronto Building – Toronto & East York District