

Request to demolish the Residential Building at 1220 Wilson Avenue

Date: March 15, 2017
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward - 9 York Centre

SUMMARY

This report is about a matter for which the North York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control," the demolition permit application for 1220 Wilson Avenue is referred to North York Community Council to grant or refuse, including any conditions, to be attached to the permit. The owner proposes to demolish the existing residential bungalow and the detached three car garage on the property. A permit for construction of a new building has not been submitted.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council gives consideration to the application for the demolition at 1220 Wilson Avenue, and:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building 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 629-10, paragraph B and 629-11; and
- (d) that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

On January 19, 2017, an application for demolition of the existing dwelling at 1220 Wilson Ave was submitted. The property owner, Toronto Parking Authority (TPA), submitted a letter dated January 16, 2017, indicating that the TPA purchased the property in 2015 to construct a space surface parking facility, to provide municipal parking within the Wilson- Keele BIA neighbourhood.

The current building is vacant and the owner cites that there are concerns around about safety in and around the property related to animals as well as loitering in and around the building.

An application for Site Plan Approval for the redevelopment of the property was submitted on September 20, 2016 and is currently under review. The owner wishes to develop a municipally-owned surface parking lot with 56 parking spaces. A municipally owned or operated public parking lot is a permitted use in all zones in the City-wide Zoning By-law 569-2013. Ontario Municipal Board Order PL 130592 dated February 7, 2017 brought into force this regulation only as it applies to 1220-1222 Wilson Ave. As such, Zoning By-law 569-2013 supersedes the former general North York Zoning By-law as it applies.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished is a residential building 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 application for the demolition has been circulated to Public Health, Urban Forestry, and the Ward Councillor.

COMMENTS

The City of Toronto Municipal Code [Chapter 363, Article II "Demolition Control" Subsection D (1)] requires that the application be referred to Community Council

for consideration if no building permit is issued to erect a replacement building on the property.

The redevelopment is subject to a Site Plan Approval Application 16 225407 NNY 09 SA.

The demolition application file number is 17-106404 DEM 00 DM

The existing house is not a designated historical building.

The lands are not subject to Toronto and Region Conservation Authority.

CONTACT

Gene Lee
Manager, Plan Review
North York District
T: (416) 395-7555
F: (416) 696-4173
Email: gene.lee@toronto.ca

SIGNATURE

Diane Damiano
Director & Deputy Chief Building Official, Toronto Building
North York District

ATTACHMENTS

Site Plan of 1220 - 1222 Wilson Avenue

Page 4 of 4

