Residential Demolition Application - 65 Langley Ave.

Date: May 8, 2017
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director,
      Toronto Building, Toronto and East York District
Wards: Ward 30 (Toronto - Danforth)

SUMMARY

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 City Council on September 27, 2006, pursuant to Section 33 of the Planning Act, I refer the demolition application for 65 Langley Avenue (Application No. 17 143013 DEM 00 DM) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit application.

This staff report is regarding a matter for which Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

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

1. Approve the application to demolish the subject detached single family dwelling at 65 Langley Avenue with the following conditions:
   a. that all debris and rubble be removed immediately after demolition; and
   b. that any holes on the properties are backfilled with clean fill.

The reason for the above recommendation is that the building permits for the replacement two new houses (building permit nos. 17-118988-BLD-00NH and 17-119044-BLD-00-NH) have been issued on April 20, 2017.
FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

COMMENTS

On April 11, 2017, the applicant submitted an application to demolish the single family dwelling at 65 Langley Avenue (17-143013-DEM-00-DM).

On April 20, 2017, the two building permit applications: 17-118988-BLD-00-NH at 65 Langley Avenue Part A to construct a three storey detached dwelling and 17-119044-BLD-00-NH at 65 Langley Avenue Part B to construct a two storey detached dwelling submitted on February 21, 2017 as replacement buildings were issued.

The proposed replacement buildings and associated lot severance were approved by the Ontario Municipal Board.

The public notice has been posted as confirmed by a Toronto Building inspector.

The application for the demolition of the single family dwelling was circulated the Ward Councillor and Urban Forestry.

A request from the Councillor of Ward 30, Paula Fletcher that the demolition application be referred to the Toronto and East York Community Council for consideration has been received by the Chief Building Official.

Urban Forestry responded that there is no objection to the issuance of a demolition permit at 65 Langley Avenue.

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.

Pursuant to Section 2 of the City of Toronto Act, 1991 (No.4), C.Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.
CONTACT

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SIGNATURE

Mario Angelucci, Deputy Chief Building Official and Director, Toronto Building, Toronto and East York District

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