

Residential Demolition Application –532 Jane Street

Date: February 2, 2018

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 13 (Parkdale-High Park)

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 the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 532 Jane Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

Under the City of York Act 1994 (Pill PR147), By-law No. 3102-95 was passed designated the entire area of the former City of York as an area of demolition control. The City of York Act, 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect. This property falls within the former City of York boundaries.

City Council approval for beautification measures under former City of York By-law 3102-95 will not be required where the Community Council has authorized a demolition permit under authority of Section 33 of the Planning Act.

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

On January 3, 2018, Toronto Building received a demolition permit application to demolish one storey vacant and unsafe single family dwelling located at 532 Jane Street. A building permit application for a replacement building has not been received. The building is located within Ward 13 (Parkdale-High Park).

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 532 Jane Street and choose one of the following options:

1. Refuse the application to demolish the existing one-storey vacant and unsafe single family dwelling at 532 Jane Street because a building permit has not been issued for a replacement building on this site; or in the alternative
2. Approve the application to demolish the existing one-storey vacant and unsafe single family dwelling subject to the following conditions:
 - a) 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) All debris and rubble be removed immediately after demolition.
 - c) Any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On November 21, 2017 a partial foundation collapse had occurred at this property due to a vehicle accident.

An unsafe order under the Building Code Act, 1992 was issued on November 22, 2017 ordering the owners to remedy the unsafe condition.

The owners had retained services of an engineering company to provide a report on the assessment of the failure and collapse of a foundation wall and to provide recommendations on remedial work.

The engineering report concluded that the dwelling is unsafe and prohibited occupancy. Recommendations were made to the owners on how to remedy the unsafe condition.

Erection of a temporary fence around the property to limit access to it was also recommended.

COMMENTS

On January 3rd, 2018, Sam Agrippa, the owner of the property submitted a demolition permit application to demolish one storey single family dwelling at 534 Jane Street.

The application for the demolition of the single family dwelling has been circulated to Urban Forestry and the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished is residential 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 subject property is located on the west side on Jane Street and south of Dundas Street West. The property is zoned - R2 Residential under the former York Zoning By-law 1-83 and RM under the City-wide Zoning By-law No. 569-2013.

CONTACT

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SIGNATURE

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DCBO/Director Toronto Building,
Etobicoke York District
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ATTACHMENTS

1. Zoning Map
2. Photo of existing dwelling

1. ZONING MAP



2. PHOTOS OF EXISTING DWELLING





