



Residential Demolition Application – 62-68 Long Branch Avenue and 28 Marina Avenue

Date: January 15, 2019

To: Etobicoke York Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 3 (Etobicoke-Lakeshore)

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 62-68 Long Branch Avenue and 28 Marina Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

On December 18th, 2018, Toronto Building received 3 demolition permit applications (18 269782 DEM 00 DM, 18 269797 DEM 00 DM and 18 269808 DEM 00 DM) to demolish a two 1½-storey dwellings and a 2-storey dwelling on the site.

A building permit application for a replacement building has not been received; however a proposal for two blocks of 3-storey stacked townhouses containing a total of 28 residential dwelling units is currently in the development approval process.

The building is located within Ward 3 Etobicoke-Lakeshore.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the three demolition applications for 62-68 Long Branch Avenue and 28 Marina Avenue and choose one of the following options:

1. Refuse applications (18 269782 DEM 00 DM, 18 269797 DEM 00 DM and 18 269808 DEM 00 DM) to demolish the existing two 1½-storey dwellings and 2-storey dwelling on the site because a building permit has not been issued for a replacement building; or in the alternative
2. Approve the applications (18 269782 DEM 00 DM, 18 269797 DEM 00 DM and 18 269808 DEM 00 DM) to demolish the existing two 1½-storey dwellings and 2-storey dwelling on the site subject to the following conditions:
 - a) Erect and maintain a construction fence 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

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 permits are issued to erect a replacement building on the property.

Council approved Rezoning application (15 122324 WET 13 OZ) to permit two blocks of 3-storey stacked townhouses containing a total of 28 residential dwelling units. By-law 157-2018 and By-law 158-2018 are in full force and effect.

A Site Plan Approval application (15 216051 WET 06 OZ) and Condominium Approval application (15 216054 WET 06 CD) for the development is currently under review by City Planning.

COMMENTS

The subject lands are located south of Lake Shore Blvd West and west of Long Branch Avenue. The lands are zoned Residential Multiple Dwelling Zone (RM) under the City of Toronto harmonized Zoning By-law 569-2013.

An application to demolish the three existing dwellings on the subject lands have been formally submitted on December 18, 2018.

The demolition application is being referred to the Etobicoke York Community Council because the buildings proposed to be demolished are considered 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 building is neither listed nor designated under the Ontario Heritage Act.

CONTACT

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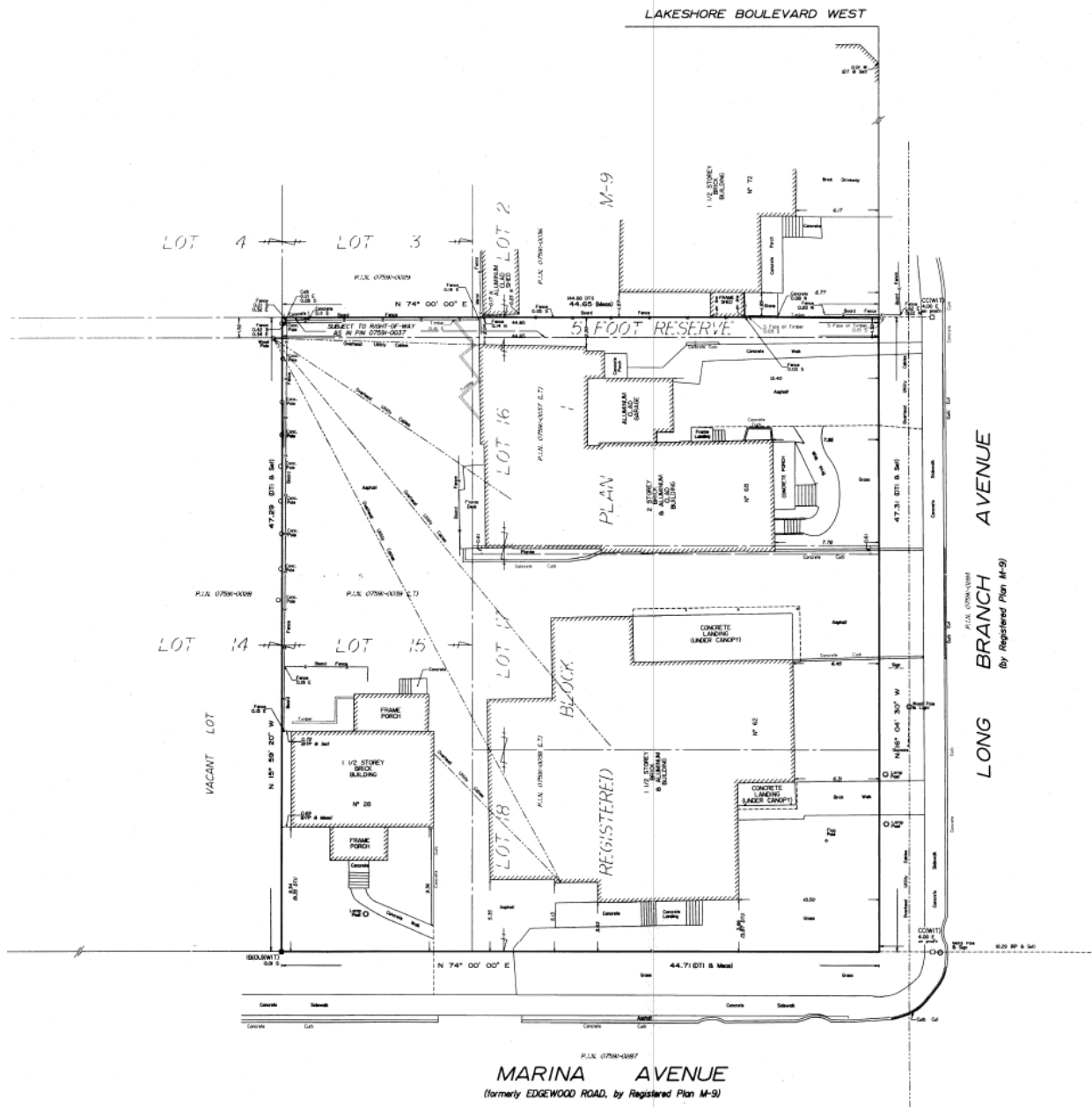
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Tim Crawford
Director/DCBO Toronto Building,
Etobicoke York District
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ATTACHMENTS

1. Site Plan
2. Zoning Map
3. Photo

1. Site Plan



2. Zoning Map



3. Photo

