

## **Residential Demolition Application - 126 ELMCREST ROAD**

**Date:** January 29, 2019

**To:** Etobicoke York Community Council

**From:** Sandra Burrows, Director, Toronto Building, Etobicoke York District

**Wards:** Ward 2 - Etobicoke Centre

### **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 126 Elmcrest Rd 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 January 9, 2019, Toronto Building received a demolition permit application #19-101038 to demolish an existing single detached dwelling for City of Toronto's "Parks and Recreation" to expand Centennial Park at 126 Elmcrest Rd. The building is located within Ward 2 - Etobicoke Centre.

### **RECOMMENDATIONS**

---

Toronto Building recommends that the Etobicoke York Community Council:

1. Approve the application to demolish the one storey residential building without any conditions; or
2. Approve the application to demolish the one storey residential building with the following conditions:
  - a) Erect and maintain a construction fence in accordance with the provisions of the Municipal Code, Chapter 363, Article III during the demolition;
  - b) All debris and rubble be removed immediately after demolition;

- c) Sod be installed 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) 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.

The City of Toronto Real Estate Division purchased the subject property for the Parks, Forestry and Recreation Division for the provision of the expansion of the park space (Centennial Park). The owner on file is: Management Board Secretariat.

## **COMMENTS**

---

On January 9, 2019, Joe Bandl, on behalf of The City of Toronto, submitted a demolition permit application to demolish a one storey brick (vacant) house at 126 Elmcrest Road. The property has an area of approximately 1.25 acres.

The application has been circulated to Urban Forestry and the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act.

Portions of the property are within a Toronto Conservation Authority (TRCA) regulated area. TRCA has confirmed that no TRCA permit would be required prior to issuance of the demolition permit as the removal of the structures does not meet the TRCA criteria for development and there will be no changes to existing grades.

It has been identified that the existing building contains hazardous materials. Designated substances are regulated under the Occupational Health and Safety Act (OHSA) R.S.O 1990 by O. Reg. 490/09 – Designated Substances and O. Reg. 278/05 Asbestos on Construction Projects and in Buildings and Repair Operations. A designated substances survey report, prepared by environmental consultant, was circulated to Toronto Public Health, Health Environment Group and Toronto Building for their recommendations in regard to handling the substances for the purpose of demolition as required by Section 30 of the OHSA Regulation.

## **CONTACT**

---

Tamer Mikhail, P.Eng., Manager, Plan Review, Etobicoke York District  
T (416) 394-8010 E-mail: [Tamer.Mikhail@toronto.ca](mailto:Tamer.Mikhail@toronto.ca)

## **SIGNATURE**

---

---

Sandra Burrows

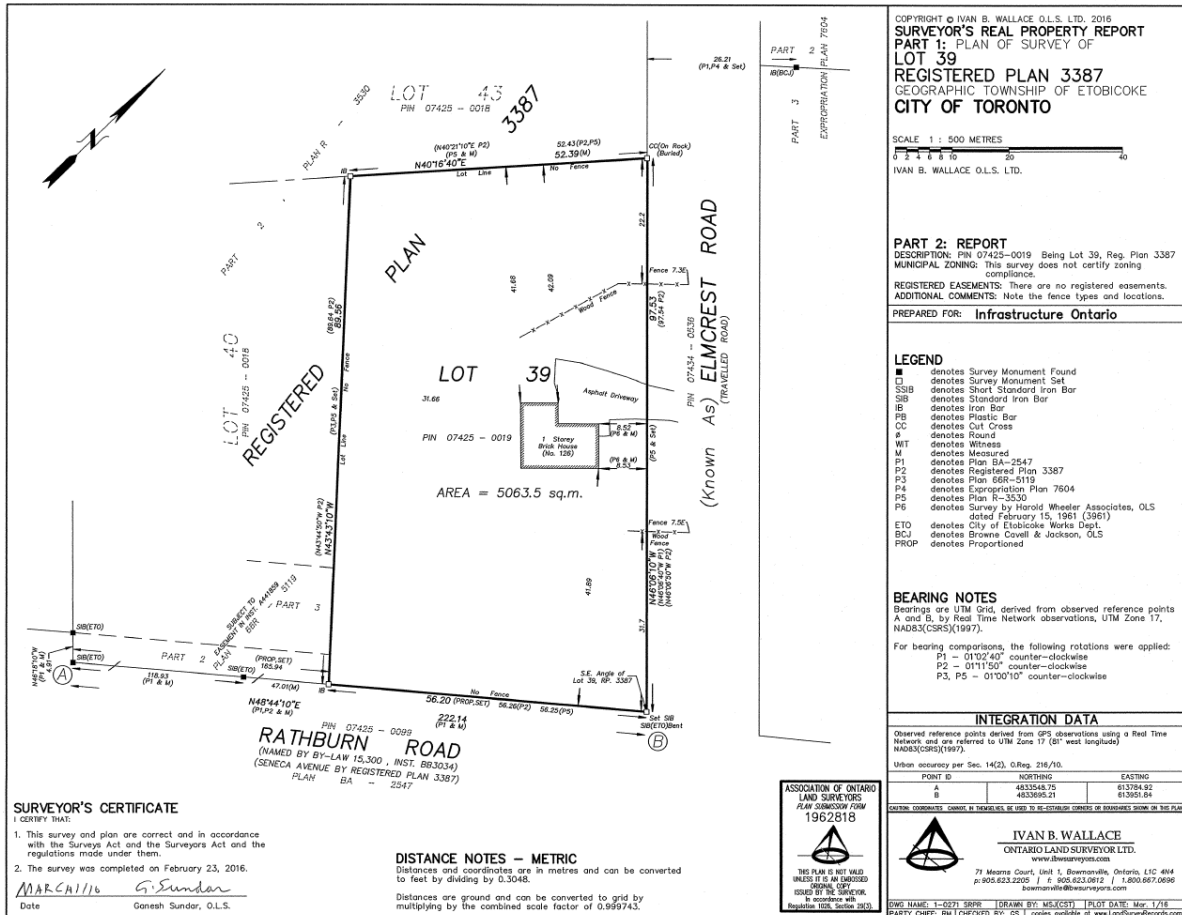
Sandra Burrows, Director - Toronto Building, Etobicoke York District  
Document Location: P:\2019\Cluster B\BLD\Etobicoke York

## **ATTACHMENTS**

---

1. Survey
2. House/Property Photo
3. Site Plan / current conditions
4. Real Estate transaction Memorandum

## Attachment: 1. Survey



## Attachment: 2. House/Property Photo



[illegible]

Attachment: 4. Real Estate Transaction Memorandum



Real Estate Services

## Memorandum

Tel: 416 392-5838  
Fax: 416 392-1880

**BY E-MAIL ONLY**

July 24, 2018

**TO:** Mark Filice  
Planner, PF & R

and Alex Schuler  
Acting Manager, Property Management & Lease Admin.

and Tony Villella  
Supervisor of Appeals, North York Civic Centre

**FROM:** Tim Park  
Manager of Transaction Services

**RE:** 126 Elmcrest Road  
LT 39, PL 3387 ; ETOBICOKE , CITY OF TORONTO  
PIN No.: 074250019  
R-Plan: N/A  
Roll No.: 19 19 034 850 002 00  
Ward 3 – Etobicoke Centre  
Realty Tax Class: Residential R5

---

This transaction was completed on July 20, 2018. The property is approximately 1.25 Acres and the building is to be demolished.

**Parks, Forestry & Recreation will be responsible for all costs associated with the maintenance of the property.**

By copy of this memo, Tony would you please initiate the process to qualify this property for tax exemption.

If you have any questions regarding the attached please contact Joe Coriglano at (416) 392-1167 or Allan Mak at (416) 392-8159.

A handwritten signature in blue ink, appearing to read "Tim Park", written over a horizontal line.

Tim Park