



Residential Demolition Application –27 BROWNVILLE AVENUE

Date: March 8, 2019

To: Etobicoke York Community Council

From: Director, Toronto Building, Etobicoke York District

Wards: Ward 5 - York South - Weston

SUMMARY

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

On January 23, 2019, Toronto Building received a residential demolition application (19 107846 DEM 00 DM) to demolish a one-storey, single family dwelling with rear detached garage. No building permit application has been received for a replacement building.

In accordance with City-wide residential demolition control under Article II, Demolition Control, of Municipal Code Chapter 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, this report refers the demolition permit application for 27 Brownville Avenue to the Etobicoke York Community Council to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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RECOMMENDATIONS

Toronto Building recommends that Community Council:

1. Refuse the application to demolish the existing 1-storey residential building at 27 Brownville Avenue as a building permit for a replacement building has not been issued on this site;
2. Approve the application to demolish the existing 1-storey residential building without any conditions; or

3. Approve the application to demolish the existing 1-storey residential building with the following conditions:

- a) That a construction fence be erected and maintained during the demolition, in accordance with the provisions of the Municipal Code, Chapter 363, Article II;
- b) That all debris and rubble be removed immediately after demolition;
- c) That any holes on the property be backfilled with clean fill; and
- d) That sod be installed and maintained on the site, and the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The property at 27 Brownville Avenue has been a subject to a number of property standards complaints since 2002.

Until 2012, the property owner addressed all municipal by-law violations that were identified by the Municipal Licensing and Standards Division (MLS). In 2012, the MLS Division received a complaint regarding the deteriorated condition of the single-family dwelling and rear detached garage. Following MLS' investigation, a Property Standards Order was issued on November 19, 2012.

At the time of the issuance of this Order, the property was owned by a previous owner. Since the property owner failed to comply with MLS' Order, the matter was referred to Toronto Building and an Unsafe Order was issued on September 16, 2016. The work required to remedy the unsafe condition was completed and the Order was closed on January 11, 2016.

Following the purchase of the property in March 2017, the new property owner took steps to address the condition of the property, which had further deteriorated.

COMMENTS

On January 23, 2019, the property owner submitted an application for the demolition of the existing 1-storey detached dwelling and detached rear garage structures at 27 Brownville Avenue. The owner has communicated their intention to construct a new single-family dwelling on this site within the next one to two years. A building permit application to construction a replacement building has not been formally submitted to the City.

The demolition permit application (19 107846 DEM 00 DM) is being referred to the Etobicoke York Community Council because the building proposed to be demolished is residential and a permit has not been issued for a replacement building. 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 demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry and the Ward Councillor. The property and building is not currently on the list of designated historical buildings.

The property is not within the regulated area of Toronto and Region Conservation Authority.

CONTACT

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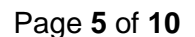
SIGNATURE

Sandra Burrows, P.Eng., MCIP, RPP
Director, Toronto Building
Etobicoke York District

ATTACHMENTS

1. Survey of 27 Brownville Avenue
2. Letter from Property Owner
3. Photographs of 27 Brownville Avenue

Residential Demolition Application - 27 Brownville Avenue



Attachment 2: Letter from Property Owner

January 23rd, 2019

From:

[Redacted]
[Redacted]
[Redacted]

Regarding:

Application for Demolition Permit
27 Brownville Avenue
Toronto, ON M6N 4L2

To Whom It May Concern:

Thanks for all of your time and I apologize for missing the Infill Public Notice Declaration form, which is now included in the list of documents accompanying this letter, as follows:

- Application for Permit to Demolish with Demolition Checklist
- Owner's Acknowledgement of Demolition Control Conditions
- Infill Public Notice Declaration Form
- Tree Declaration
- Municipal Road Damage Deposit Form
- Survey

I'm applying for a Demolition Permit before my full building application because the existing house and garage are in terrible shape. I will be able to afford a full new build in a year or two and in the meantime, I'd like to take the building and garage down. The house and garage are in very rough condition, and I've cleaned up the property as best as I could when I took possession of the property a couple of years ago removing two forty-yard bins of waste from the property but it's now time to take the next steps.

Please see all of the necessary documents I've included here and let me know if you need any other information from me. Thank you for your consideration and I look forward to hearing from you.

DocuSigned by:

[Signature]

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[Redacted]
[Redacted]
[Redacted]

Attachment 3: Photographs of 27 Brownville Avenue

Front (North) Elevation - Street View



Front (North) Elevation- Curb View



Side (West) Elevation



Side (East) Elevation



Rear (South) Elevation



Detached Garage

