

Request to demolish the Residential Building at 101 Sheppard Ave E

Date: February 1, 2019
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward - 18 Willowdale

SUMMARY

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of an existing one storey vacant single detached dwelling at 101 Sheppard Ave E. is being referred to the North York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the demolition application for 101 Sheppard Ave E, and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:
 - a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;

- b) That all debris and rubble be removed immediately after demolition;
- c) That sod be laid on the site and that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

This application for demolition was previously considered by North York Community Council on May 2, 2018 at which time it was refused.

COMMENTS

On March 8, 2018, the agent, acting for the owner of the property, submitted an application for the demolition of an existing one storey vacant single detached house at 101 Sheppard Ave E. The applicant is proposing to build a new three storey office building with a rooftop amenity space on this site. A building permit application for this development was submitted on April 9, 2018.

The proposed redevelopment is subject to a Site Plan Approval Application 15-222848 NNY 23 SA and a Combined Official Plan and Rezoning Application 15-222827 NNY 23 OZ which was submitted on September 15, 2015.

In a letter dated March 6, 2018, the applicant indicated that the demolition permit is required because the existing detached house partly encroaches on land that is to be conveyed to the City. The conveyance of the land is required as part of the combined Official Plan and Re-Zoning Application to satisfy a road widening dedication along the Sheppard Avenue frontage.

The demolition permit application (18-126672 DEM 00 DM) is being referred to the North York Community Council because the building proposed to be demolished at 101 Sheppard Ave E 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 the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

The land is not subject to Toronto and Region Conservation Authority.

CONTACT

Natasha Zappulla
Manager, Plan Review
North York District
T: (416) 395-7561
F: (416) 696-4173
Email: natasha.zappulla@toronto.ca

SIGNATURE

Kamal Gogna
Acting Director, Toronto Building
North York District

ATTACHMENT

Attachment 1: Site Plan of 101 Sheppard Ave E
Attachment 2: Letter from Kave Architects dated March 6, 2018
Attachment 3: Community Council Decision May 2, 2018

Demolition Report 101 Sheppard Ave E



Attachment 2: Letter from Kave Architects dated March 6, 2018



March 6, 2018

Toronto Building
City of Toronto
Gr Floor, West Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Re: 101 Sheppard Avenue East – Demolition Permit Application

Please accept this application for a demolition permit for 101 Sheppard avenue east. There is currently a vacant house on this site. This site is the subject of the following planning processes:

OPA 15 222827 NNY 23 OZ
ZBA 15 222827 NNY 23 OZ
SPA 15 222848 NNY 23 SA

As part of these applications the owners will be conveying to the city a portion of the property. At the moment, the existing house partly encroaches on the land to be conveyed and therefore it is essential that the house be removed to permit the proper transfer of ownership.

The proposed development for this site is a 3 Storey Office building.

We appreciate your attention to facilitating this process

Please let us know if there is any further clarification required to allow you to complete your review.



Tracking Status

- This item was considered by [North York Community Council](#) on May 2, 2018 and was adopted with amendments. City Council has delegated authority for this matter to the North York Community Council and therefore, the decision is final.

North York Community Council consideration on May 2, 2018

NY30.19	ACTION	Amended	Delegated	Ward: 23
---------	--------	---------	-----------	----------

Request to Demolish the Residential Building at 101 Sheppard Avenue East

Community Council Decision

North York Community Council:

1. Refused the application to demolish the vacant residential building at 101 Sheppard Avenue East because there is no permit application to replace the building on the site.

Origin

(April 16, 2018) Report from the Director and Deputy Chief Building Official, Toronto Building

Summary

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

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of an existing one storey vacant single detached dwelling at 101 Sheppard Ave E. is being referred to the North York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

Background Information

(April 16, 2018) Report and Attachments 1-2 from the Director and Deputy Chief Building Official, Toronto Building on Request to Demolish the Residential Building at 101 Sheppard Avenue East

(<http://www.toronto.ca/leadocs/mmis/2018/nv/bord/backgroundfile-114189.pdf>)

Motions

Motion to Amend Item moved by Councillor John Filion (Carried)

That North York Community Council:

1. Refuse the application to demolish the vacant residential building at 101 Sheppard Avenue East because there is no permit application to replace the building on the site.

Source: Toronto City Clerk at www.toronto.ca/council