

Residential Demolition Application - 167 Armour Boulevard

Date: June 6, 2019
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 6 York Centre

SUMMARY

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

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of a single family dwelling at 167 Armour Boulevard is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 167 Armour Boulevard and decide to:

1. Refuse the application to demolish the single family dwellings because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the single family dwellings without conditions; or
3. Approve the application to demolish the single family dwellings with the following conditions:

- a. that 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. that all debris and rubble be removed immediately after demolition;
- c. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
- d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no history for this property.

COMMENTS

On May 27, 2019, Toronto Building received an application to demolish an existing family dwelling at 167 Armour Boulevard. The building is owned by the City of Toronto and a building permit application has not been submitted.

The applicant has submitted a memo dated June 4, 2019 from Parks, Forestry and Recreation indicating that an existing two storey residential building is proposed to be demolished and developed as parkland. A subsequent email further stated that the building is currently vacant and boarded up.

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. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished at 167 Armour Boulevard is residential and the applicant has not received a permit to replace the building or to redevelop the site. In such a case, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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Manager Plan Review,
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E-mail: gene.lee@toronto.ca

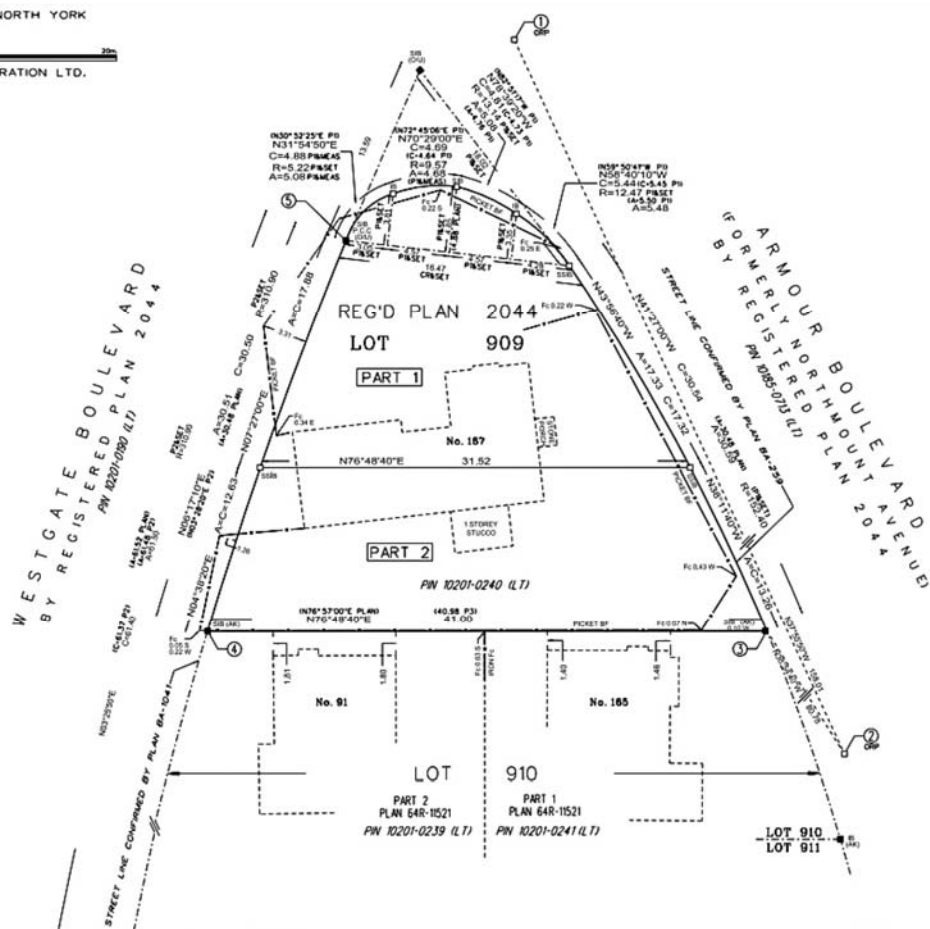
SIGNATURE

Alan Shaw
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Letter from Parks, Forestry and Recreation.

FORMERLY CITY OF NORTH YORK
 SCALE 1 : 200
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Attachment 1

Parks, Forestry & Recreation
Janie Romoff, General Manager

Parks Development & Capital Projects
Planning, Design & Development
24th Floor, Metro Hall
Toronto, ON M5V 3C6

David Douglas
Project Manager
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e: david.douglas@toronto.ca

June 4, 2019

To: Dave Nosella
Project Manager, Capital Projects
Parks Development and Capital Projects
Parks, Forestry and Recreation

Re: **Demolition of 167 Armour Boulevard for Park Development**
Ward 6 – York Centre

Dear Mr Nosella,

This memo requests Parks, Forestry & Recreation – Capital Projects to apply for a demolition permit to demolish existing two-storey residential building located at 167 Armour Boulevard in order for the property to be developed as parkland.

City Council approved the acquisition of this property for parks purposes by way of Delegated Authority of the Deputy City Manager, Josie Scioli, on March 8, 2019. The property was purchased in May 2019. The funding for the acquisition, demolition, environmental, and base park condition development are part of the Council-approved 2019 Parks, Forestry & Recreation Capital Budget – Land Acquisition account.
https://www.toronto.ca/wp-content/uploads/2019/03/9758-2019-059_167-Armour-Blvd.pdf.

A Phase 2 Environmental Site Assessment (ESA) was completed in April 2019 and no further investigations were recommended for due diligences purposes. A Pre-Acquisition Designated Substance Survey (DSS) was completed in February 2019. The DSS has identified asbestos-containing building materials (vinyl floor tile and plaster), which must be abated prior to demolition. A Pre-Demolition DSS is expected to be completed in June 2019. Copies of all available environmental reports are attached.

Please contact me at (416) 392-8705 or david.douglas@toronto.ca if you require additional information.

Sincerely,

David Douglas

Attachment 2