

Residential Demolition Application - 270 Sheppard Avenue West

Date: November 15, 2019
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 18 Willowdale

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 270 Sheppard Avenue West 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 270 Sheppard Avenue West 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 November 4th, 2019, Toronto Building received an application to demolish an existing single family dwelling at 270 Sheppard Avenue West. A planning application is in for a 9-storey mixed use building containing retail uses at-grade and residential uses above. A building permit application has not yet been made.

In a letter dated November 6, 2019, the applicant indicated that the request to demolish the existing house is to make the site more presentable for future clients. The planning review process is ongoing at the OMB appeal stage.

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 270 Sheppard Avenue West 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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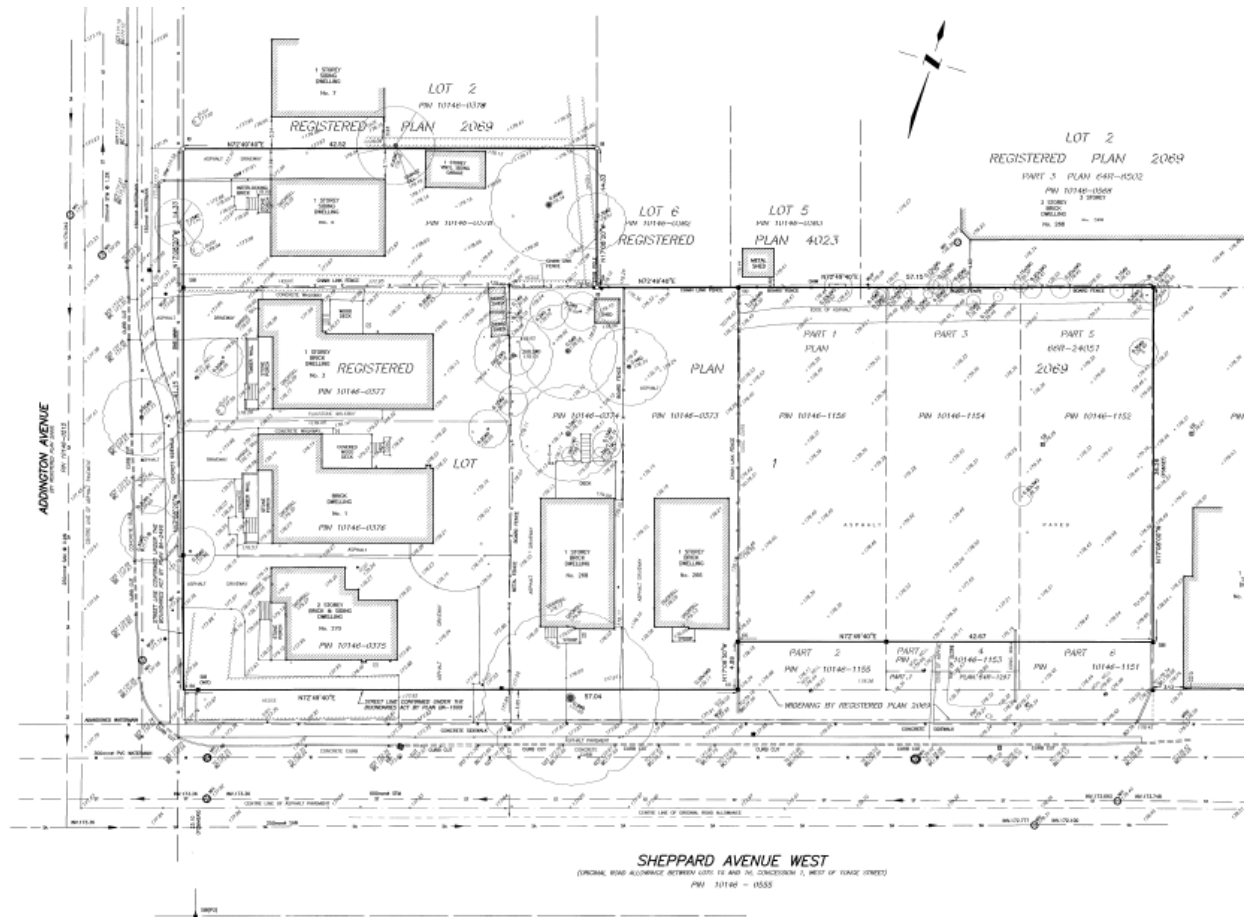
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Attachment 1 : Site Plan



Attachment 2. Letter from Applicant

COVER LETTER

PARK HIATT DEVELOPMENTS HOLDING INC.
270 Sheppard Ave West, North York, ON, M2N 1N3
T:416 590 9503 F: 416 590 9679

November 6, 2019
City of Toronto
5100 Yonge Street
1st Floor
Toronto, ON M2N 5V7

Dear Sir/Madam:

I am writing to explain why we are demolishing the three homes before applying for the building permit. The homes address are: 270 Sheppard Ave West, 1 Addington Ave and 3 Addington Ave. North York ON, M2N 1N3. These homes sit on the consolidated site of the upcoming new condo, and the new condo's SPA application was submitted on Oct 2019, the site plan file number is 19 232233 NNY 18 SA. We hope to start the sales from this winter and commence construction by fall 2020. That is why we want to clean and vacuum up the site, and to put up the hoarding to make it more presentable to our future clients. This will also ease the maintenance during the winter season.

I hope this explaining letter satisfies your request, should you have any question please do not hesitate to contact me at 416 590 9503.

Sincerely,



Lawrence Chen,
President,