

Demolition Application - 587 Oakwood Avenue

Date: September 19, 2019
To: Toronto & East York Community Council
From: Acting Director
Toronto Building, Toronto and East York District
Wards: Ward 12 (Toronto - St. Paul's)

SUMMARY

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

This property is located in the former City of York and in accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to the Toronto and East York Community Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permits.

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

RECOMMENDATIONS

The Toronto Building Division recommends that the Toronto and East York Community Council give consideration to the demolition application for 587 Oakwood Avenue and decide to:

- 1) Approve the application to demolish the existing place of worship pursuant to By-law No. 3102-95 of the former City of York without the owner entering into a beautification agreement with the City and without any conditions; or
- 2) Approve the application to demolish the existing place of worship pursuant to By-law No. 3102-95 of the former City of York without the owner entering into a beautification agreement with the City and 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, a and 629-10, paragraph B; and
- d. that any holes on the property are backfilled with clean fill, or

3) Approve the application to demolish the existing place of worship pursuant to By-law No. 3102-95 of the former City of York subject to the owner entering into a beautification agreement with the City containing a beautification plan to the satisfaction of the City Solicitor and the agreement be registered on title to the lands, and

City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and,

The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

FINANCIAL IMPACT

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

DECISION HISTORY

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

COMMENTS

On September 9, 2019, Toronto Building received an application to demolish an existing place of worship with a daycare facility. In a letter dated September 18, 2019, the applicant indicated that the demolition will include the removal of all debris, filling of all holes and grading the site to avoid runoffs onto adjacent lands.

The property will be sodded, landscaped and dust control measures will be in place during the demolition. The property will be developed for residential uses in the next 2 to 3 years. No planning or building applications have been made.

This application 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 has also confirmed that the property is not on any potential list.

The demolition application is being referred to the Toronto and East York Community Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the buildings or to redevelop the site. In such cases, By-law 3102-95 requires Community Council to issue or issue with conditions, the demolition permit.

CONTACT

Gene Lee, P. Eng, Manager, Plan Review, Toronto Building, Toronto and East York District, Tel: 416-395-7555; Fax: 416-696-4173; E-mail: Gene.Lee@toronto.ca

SIGNATURE

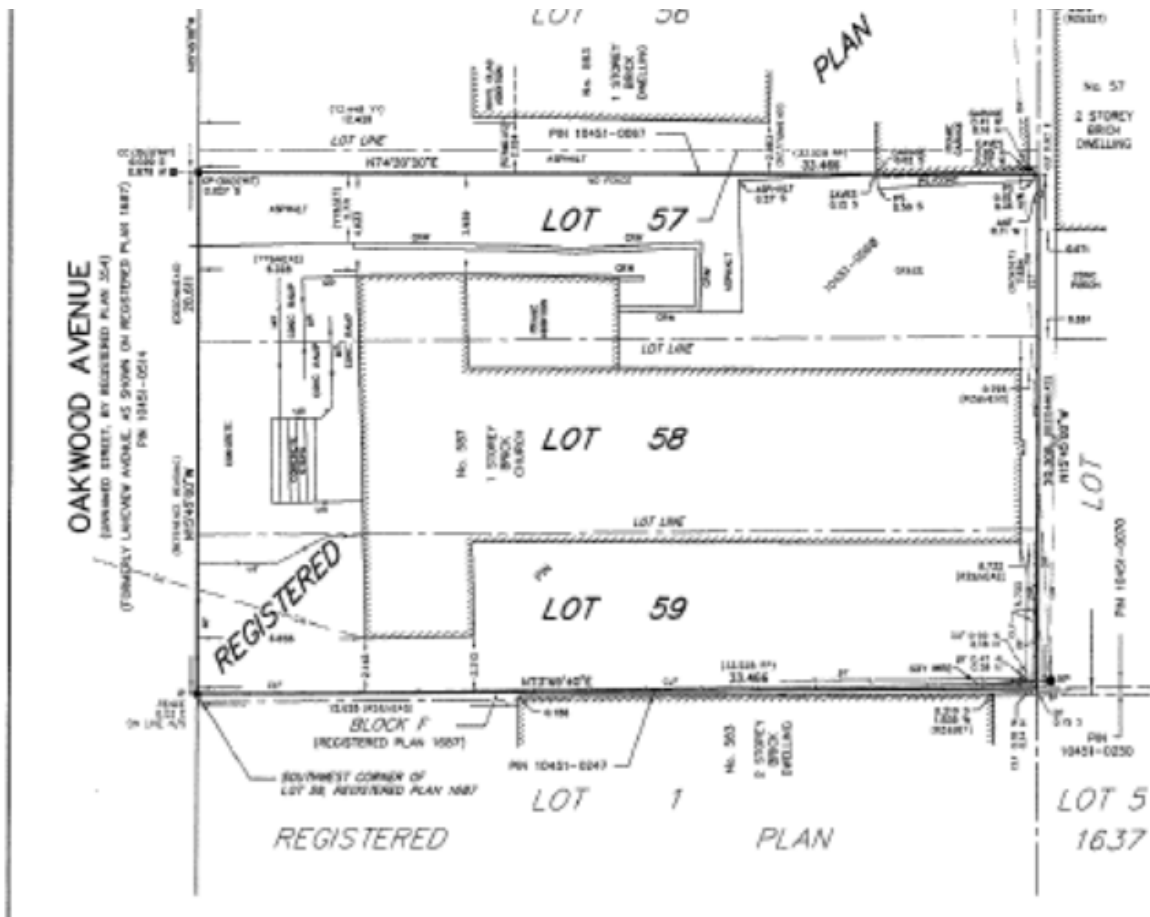
Kamal Gogna, P. Eng., Acting Director, Toronto Building, Toronto and East York District

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ATTACHMENTS

1. Site Plan
2. Letter from applicant

Attachment 1: Site Plan



Attachment 2: Letter from Applicant



To

18-09-2019

Gene Lee, P.Eng.
Manager, Plan Review
Toronto Building, City of Toronto
North York Civic Center

Re: 587 oakwood avenue application for demolition permit. # 19-218321 DEM 00 DM

This is to confirm that the demolition of the property will include removal of all debris, filling of all holes and grading the site to avoid run off of the storm water onto adjacent lands. The backfilling will be completed with sod and appropriate landscaping in the front yard. We propose to follow the City of Toronto's "good neighbour" and "dust control" guidelines at all times during the demolition and construction of the site.

This property is to be developed for residential uses in next two to three years.

Yours truly,



Afzal Nathoo
President, Zahra Properties

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