

Residential Demolition Application - 304 Brock Avenue

Date: October 22, 2019
To: Toronto & East York Community Council
From: Deputy Chief Building Official and Director
Wards: Ward 09 (Davenport)

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 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, I refer the following demolition application for 304 Brock Avenue (Application No. 19-206214 DEM) to Toronto and East York Community Council for consideration and to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit applications.

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

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1) Refuse the application(s) to demolish the subject mixed use building at 304 Brock Avenue because there is no building permit for a replacement building on the site at this time;

Or, in the alternative;

2) Approve the application(s) to demolish the subject residential building at 304 Brock Avenue, with or without any further condition(s), that in the opinion of Toronto East York Community Council is reasonable, having regard to the nature of the residential properties being demolished.

FINANCIAL IMPACT

Not applicable

DECISION HISTORY

COMMENTS

The site upon which the existing mixed use building is located is not subject to any rezoning applications or site plan approval applications.

On August 15, 2019, an application was submitted by FINE LINES DESIGN to demolish the existing mixed 2 1/2 storey rowhouse at 304 Brock Avenue (related application No.:19-206214 DEM). There are a total of 3 rowhouses (#300, #302 and #304 Brock Avenue) connected to each other whereas 304 Brock Avenue is last rowhouse on the north side, and contains 1 (one) dwelling unit. (Site Plan provide as attachment 1).

On August 15, 2019, Toronto Building received an objection email from the owner of 302 Brock Avenue outlining concerns with the construction of the wall between the two properties.

At the date of this report being prepared, the owner has not obtained a permit to replace the building on the site at this time. Given that the building contains a residential use, demolition application (304 Brock Avenue) has been referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the Community Council to approve or refuse the demolition permit.

In support of the application for demolition, the applicant advises that the property at 304 Brock Avenue has an Unsafe Order issued on October 4, 2019 due to significant slope of the overall structure. (Related application No.:19-232234 UNS 00 VI)

The application for demolition has been circulated for comment to the Ward Councillor, Urban Forestry, Ravine Protection and Heritage Preservation Services (HPS), and to this date, Toronto Building has not received any comments or objections.

In accordance with Section 2 of the City of Toronto Act, 1991 (No.4), C.Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

Kamal Gogna, P.Eng., Deputy Chief Building Official and Director, Toronto Building - Toronto and East York

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ATTACHMENTS

1. Site Plan

Attachment 1: Site Plan

