

Residential Demolition Application - 1 Peel Avenue

Date: October 10, 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 1 Peel Ave (Application No. 19-216096 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 existing 1 1/2 storey single family detached dwelling at 1 Peel 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 1 1/2 storey single family detached dwelling at 1 Peel 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 September 10, 2019, the applicant submitted an application to demolish the existing 1 1/2 storey single family detached dwelling at 1 Peel Avenue (related application No.:19-216096 DEM); Site Plan provided as Attachment 1.

At the date of this report being prepared, the owner has not applied to obtain a permit to replace the building on the site. Given that the building contains a residential use, demolition application (1 Peel 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/owner has sent a letter (Attachment 2) requesting to demolish the house at 1 Peel Avenue stating that their plans for the property are still being developed, and that they are planning to submit for a building permit in the early spring of 2020. In the meantime, they would like to have permission from the Community Council to demolish the existing house. Their letter includes a photo of the house. The applicant/owner describes the current structure to be in poor condition and vacant.

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

Sam Sarkhosh, Acting Manager Plan Review, Toronto Building - Toronto & East York District; Tel.:(416) 392-7576; email address: sam.sarkhosh@toronto.ca

SIGNATURE

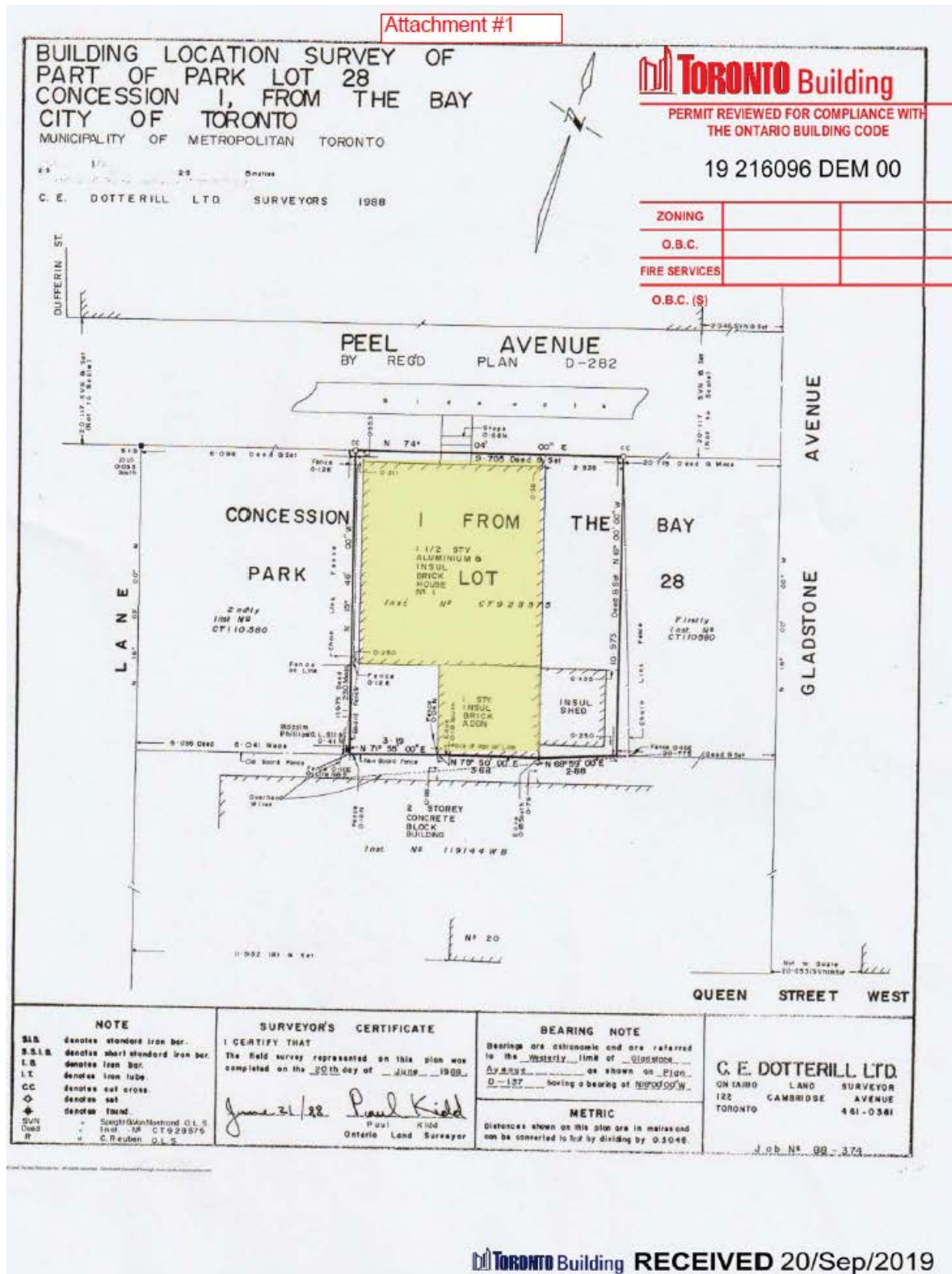
Kamal Gogna, P.Eng., Deputy Chief Building Official and Director, Toronto Building - Toronto and East York

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ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Attachment 1: Site Plan



Attachment 2: Letter from Applicant

Attachment #2

September 10, 2019

To :Toronto and East York Community Council
Telephone: 416-392-7033
Email: teycc@toronto.ca

I am writing today regarding a house we are planning to demolish at 1 Peel Avenue. Our plans for the property are still being developed, and we are planning to submit for a building permit in the early spring of 2020. In the meantime, we would like to have permission from the Community Council to take down the existing house.

I have included a photo of the house in its current condition, which is very poor. We purchased the property in order to develop it in keeping with the new construction already happening in the area.

The current house is made of wood framing and aluminum siding, which is rotting and is not structurally sound. It is also safety concern for the neighborhood. Due to the fact that it is vacant, we have already had several break-ins and vandalism at the house, as well as garbage and dog waste being left on the front porch.

For the safety and cleanliness of the neighborhood, we are requesting to be granted permission to tear down the existing house and have a vacant lot in its place, while we continue to develop the plans for submission in early 2020.

Sincerely,

A handwritten signature in black ink, appearing to be 'Del Terrelonge', with a stylized, cursive script.

Del Terrelonge
On behalf of 2593192 Ontario Inc.



1 Peel Ave. Toronto, ON M6J 1M3