

## **Residential Demolition Application - 36 and 37 Jane Osler Boulevard.**

**Date:** December 11, 2019  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building  
**Wards:** Ward 8 Eglinton - Lawrence

### **SUMMARY**

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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 6 “Demolition Control”, the application for the demolition of a residential building at 36 and 37 Jane Osler Blvd. is being referred to the North York Community Council for consideration, 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**

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The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 36 and 37 Jane Osler Blvd. 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 7, 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 629-10, paragraph B and 629-11; and
- d. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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There is no history for this property.

## **COMMENTS**

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On November 15, 2019, Toronto Building received an application to demolish an existing single family dwelling located at 36 and 37 Jane Osler Avenue. In a letter dated November 11, 2019, the owner indicated that the existing houses are abandoned and boarded up. They are being demolished to allow for the construction of underground services and a new roadway which will serve the construction of eight new single family dwellings in spring, 2020. A planning application for the proposed building has been made and is under review. Building permit applications have not yet been made.

The application for the demolition of the residential building 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 buildings proposed to be demolished at 36 and 37 Jane Osler Blvd. are residential and the applicant has not received a permit to replace the buildings 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**

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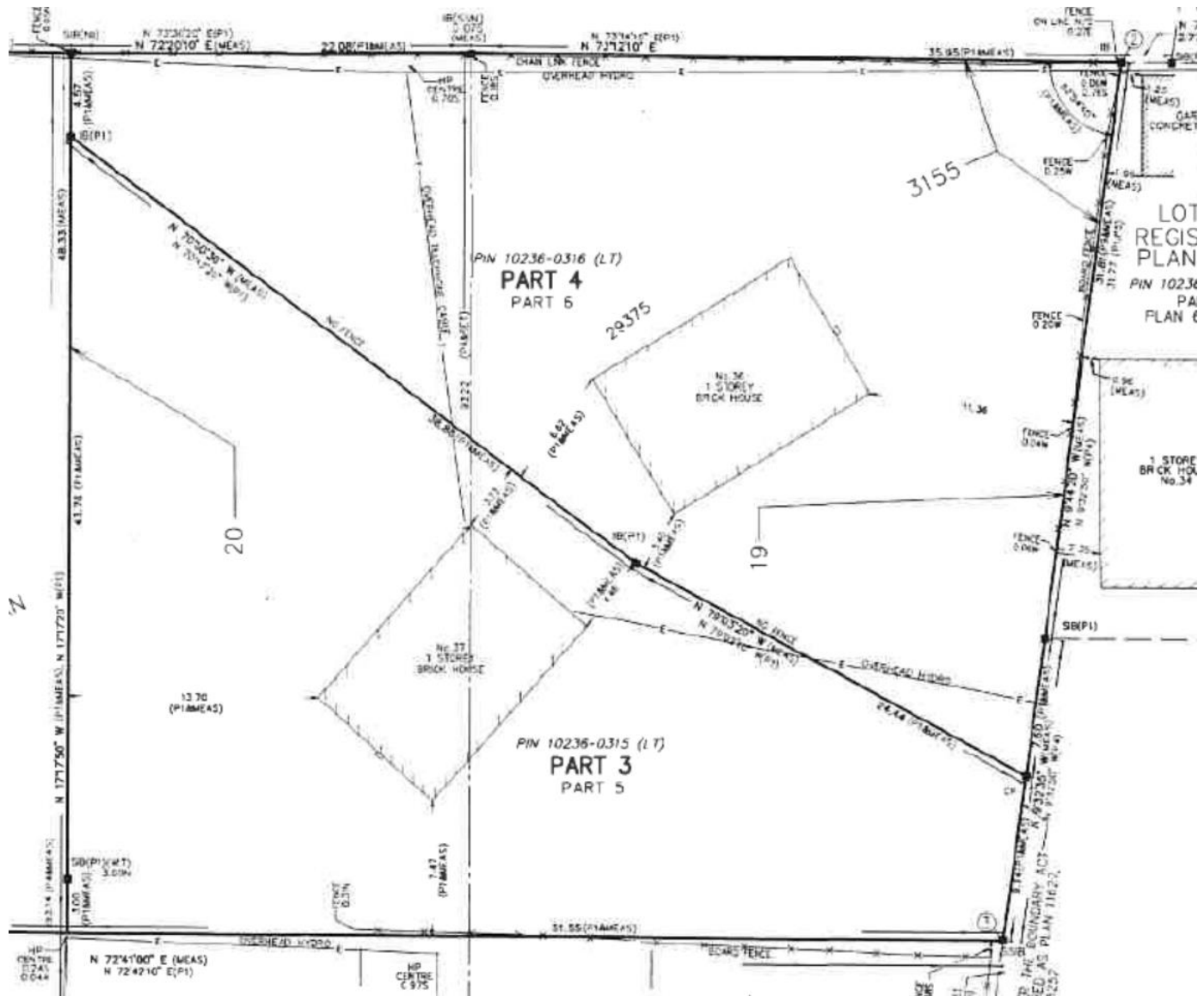
Alan Shaw  
Director and Deputy Chief Building Official  
Toronto Building,  
North York District

## **ATTACHMENTS**

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1. Site Plan
2. Letter from Applicant

# Attachment 1 - Site Plan



## Attachment 2 - Email from Applicant

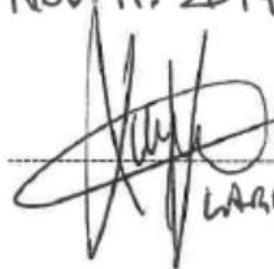
### Owners declaration.

I Larry Lecce being the president and owner of Sunfield Investments (Yorkdale) inc.

Declare and acknowledge that the 2 homes at 36 and 37 Jane Osler boulevard Toronto , are abandoned and boarded up. The homes are being demolished to allow for the construction of underground services which will be commenced Dec. 2019 , the serviced roadway will service the construction of 8 new single family homes in spring 2020.

All rezoning and servicing approvals are in place . Condrain construction will be demolishing the 2 homes and will be building the new roadway.

Nov. 11. 2019

 SUNFIELD INV (Yorkdale) inc  
LARRY LECCE  
pres.