

Residential Demolition Application - 1202 and 1204 Avenue Road.

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

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 6 “Demolition Control”, the application for the demolition of a residential building at 1202 and 1204 Avenue Rd. 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

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 1202 and 1204 Avenue Rd. and decide to:

1. Refuse the application to demolish the residential building because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the residential building without conditions; or
3. Approve the application to demolish the residential building 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

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 March 8, 2018, Toronto Building received an application to demolish an existing two storey residential building at 1202 -1204 Avenue Road. In an email dated October 16, 2019, the applicant indicated that a seven unit townhouse block is proposed for this site and would like to demolish the existing building in order to keep the proposed project on schedule. A planning application for the proposed building has been made and is under review. A building permit application was made on December 4, 2019 and review will start shortly.

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 building proposed to be demolished at 1202 and 1204 Avenue Road 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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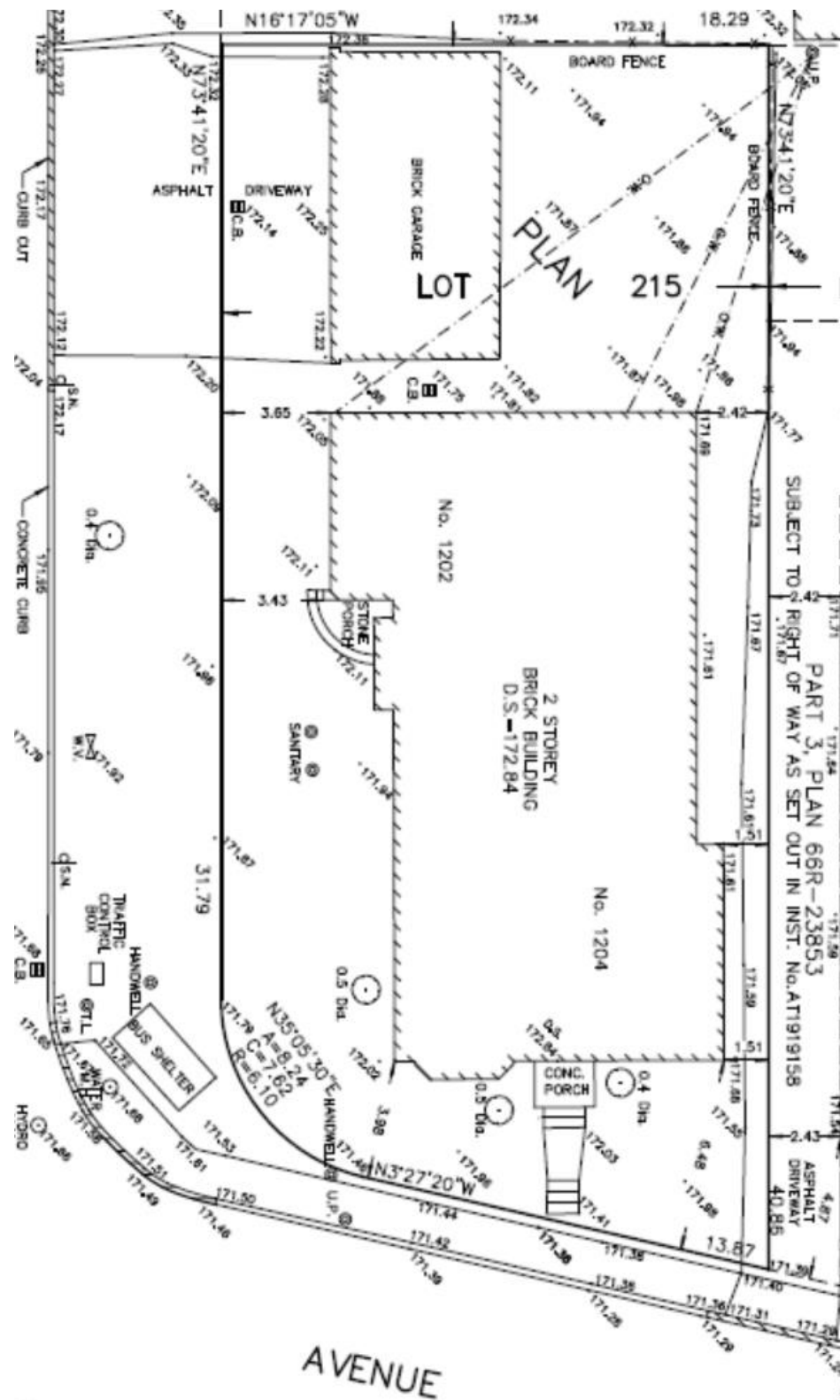
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Email from Applicant

Attachment 1 - Site Plan



Attachment 2 - Email from Applicant



Wed 10/16/2019 5:24 PM

Masih Javanbakht [REDACTED]

Re: 1202-1204 avenue rd - Demolition permit (18-135778)

To: Gene Lee

Cc: Amirhossein Homayouni; Maggie Godier; HamidReza Homayouni

here are the information as per your request:

- 1- we are going to demolish the existing structures in the property which include the existing apartment building and the detached garage.
 - 2- based on this current application we proposed 7 free hold townhouse unit to be replaced with an existing apartment building.
 - 3- the project is rezoned already and NOAC is being issued in the next week or so.
 - 4- we decided to be a little bit proactive and apply for demolition as well as shoring permit ahead of time in order to keep the project on schedule.
- please feel free to contact me if you need more information or may have any other concerns or questions.

Regards

Masih Javanbakht, M.Arch
Vice President , Director

