

Residential Demolition Application - 188 Fairholme Avenue

Date: February 21, 2020
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 188 Fairholme Avenue is being referred to the North York Community Council to consider 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 188 Fairholme Avenue 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 any 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 623-5, and 629-10, paragraph B; 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 February 12, 2020, Toronto Building received an application to demolish an existing single family dwelling at 188 Fairholme Avenue. At this point in time, the applicant does not know the owner's future plans for the property. In an email dated February 20, 2020, the applicant indicated that the owner is demolishing the building in order to properly remediate the property from contamination created by the gas bar at the rear of the lot. Demolition is to occur prior to remedial construction. It is urgent that the property be treated and the contamination removed.

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 188 Fairholme Avenue 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

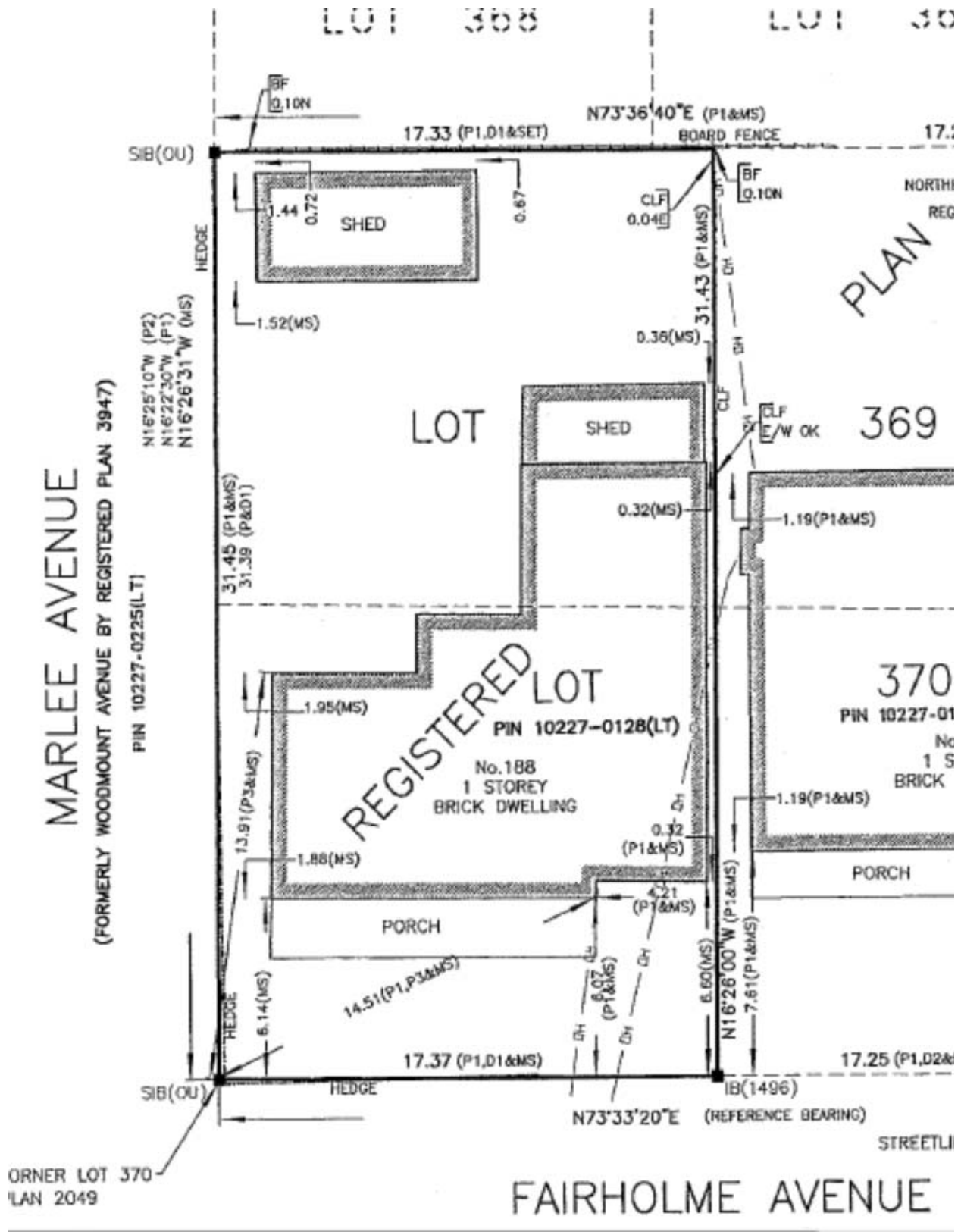
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SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Email from Applicant



Attachment 1



Thu 02/20/2020 12:58 PM

Raffaele Tomasone <rtomasone@sherwaygroup.ca>

Reason For No Replacement Building: 188 Fairholme Avenue, Toronto - Suncor

To: Gene Lee

Good Afternoon Gene,

It was great talking to you today.

The owner of the site (Suncor Energy) is demolishing the residential building in order to properly remediate the property from contamination created by the Husky Gas Bar at the rear of the lot. Demolition must occur prior to remedial construction. There is great urgency to have the property treated and the contaminated removed accordingly. We appreciate your assistance with this matter.

Sincerely,

Raffaele Tomasone

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Attachment 2