

Residential Demolition Application - 77 and 79 Plewes Road and 38 and 40 Maniza Road

Date: September 21, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 6 York Centre

SUMMARY

This staff report is about a matter for which North York 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 four residential buildings located at 77 and 79 Plewes Road and at 38 and 40 Maniza Road are 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 permits.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 77 and 79 Plewes Road and at 38 and 40 Maniza Road 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 these properties.

COMMENTS

On September 10, 2020, Toronto Building received an application to demolish an existing single family dwellings at 77 and 79 Plewes Road and at 38 and 40 Maniza Road. These houses are located adjacent to the existing St. Norbert Catholic School located at 60 Maniza Road.

In a letter submitted to Toronto Building, the Toronto Catholic Board indicated that the four properties have been merged with the school. The intent is to demolish the four houses to make way for an expanded playground and relocate parking lot. School is not a permitted use for these four properties and therefore the Board will need to seek relief through Planning. Planning has indicated that it supports the change of use and the demolitions.

The application for the demolition of the residential buildings has been circulated to Urban Forestry and the Ward Councillor. The buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the properties are not on any potential list.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 77 and 79 Plewes Road and at 38 and 40 Maniza Road 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

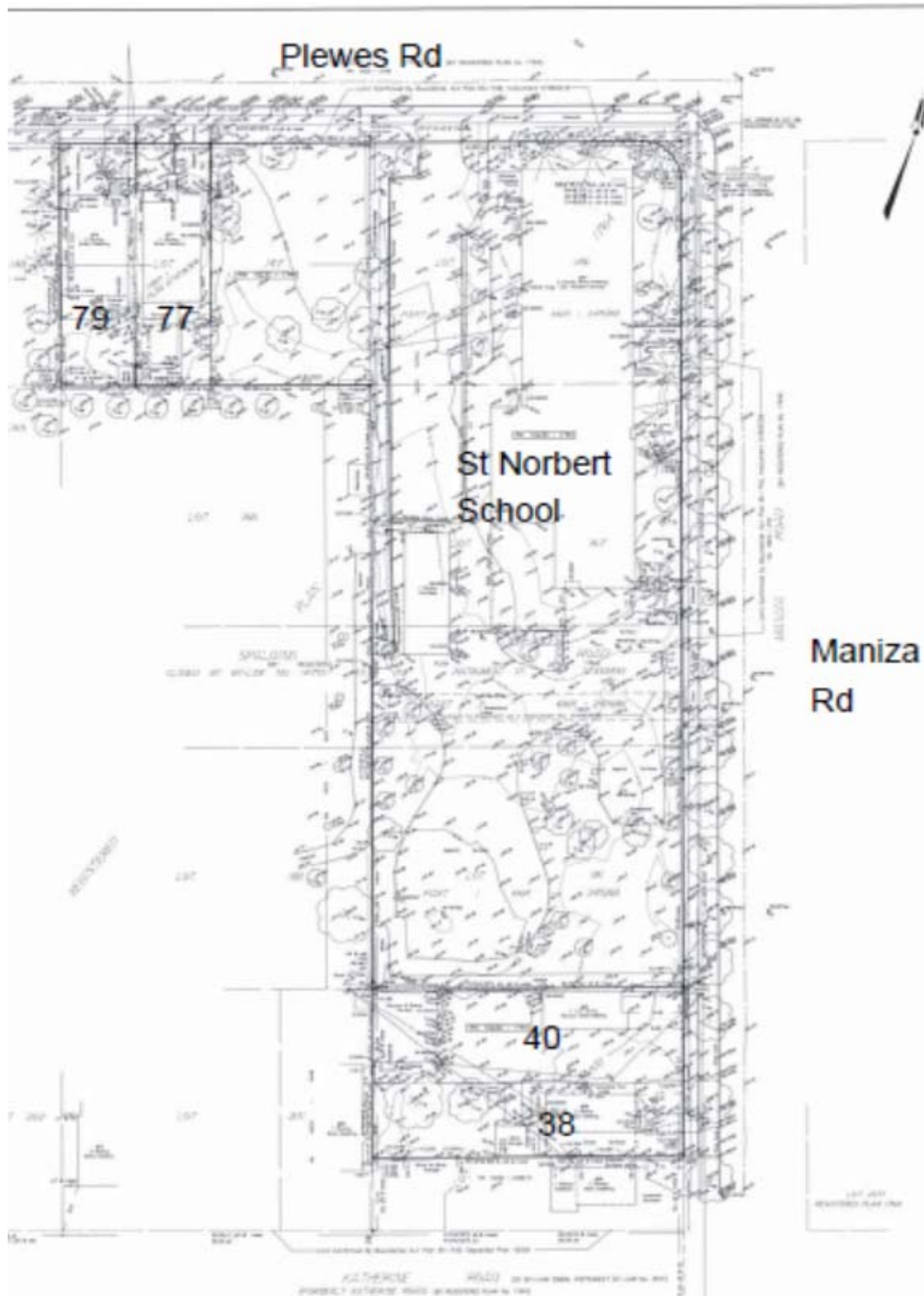
Gene Lee, P.Eng.
Manager Plan Review,
Tel: 416-395-7555; Fax: 416-696-4173
E-mail: gene.lee@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant



Attachment 1



September 9, 2020

Toronto City Planning
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7

Subject: Demolition of houses at 60 Maniza Road

The Toronto Catholic District School Board acquired the four houses located at 38, 40 Maniza Road and 77, 79 Plewes Road for the purpose of expanding the school yard at St. Norbert Catholic School, 60 Maniza Road.

The four residential properties have been merged with the Board's property at 60 Maniza Road and now form an integral part of the school property. The four houses will be demolished to make way for an expanded playground, and a relocated staff parking lot. The revitalized playground will provide the local community with an improved outdoor neighborhood amenity that offers an expanded range of opportunities for learning, playing and socializing together.

Sincerely

A handwritten signature in black ink, appearing to read "Marko Lavriza".

Marko Lavriza, OAA
Project Supervisor for the TCDSB, Capital and Renewal Departments

Attachment 2