

Residential Demolition Application - 36 Marquette Avenue

Date: October 25, 2023
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 08 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 single family dwelling at 36 Marquette 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 36 Marquette Avenue and decide to:

1. Refuse the application to demolish the single detached house at 36 Marquette Ave because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single detached house at 36 Marquette Ave without any conditions; or
3. Approve the application to demolish the single detached house at 36 Marquette Ave 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 October 12th, 2023, Toronto Building received an application to demolish an existing single detached house at 36 Marquette Avenue.

In a letter that was provided by the owner, it states the request for the demolition of 36 Marquette Avenue is remove the existing building due to its poor condition and infiltration of pests. His intention is to redevelop the lands.

The existing building has been boarded up and construction fencing has been installed around the property to restrict access.

The application for the demolition of the single family dwelling has been circulated to 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 36 Marquette Avenue is residential and the applicant has not received a permit to replace the building. In such a case, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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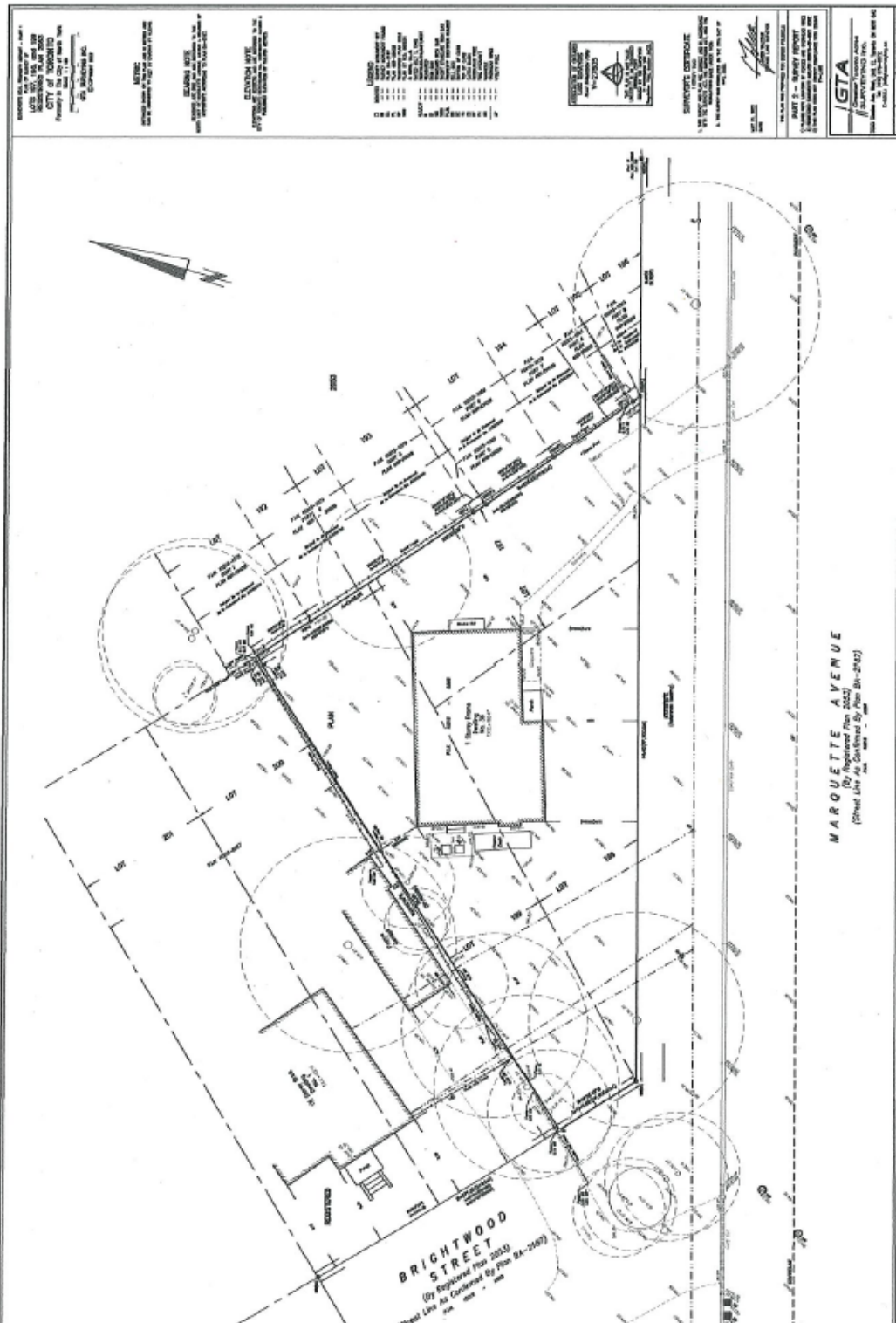
SIGNATURE

Natasha Zappulla
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Letter from Applicant
3. Exterior Photo of the Building

Attachment 1 : Site Plan



Attachment 2. Letter from Applicant

To: City of Toronto Building Dept.

This letter is to explain why we are Applying for a stand alone demo permit.

This property is located at 36 Marquette Ave, and we have owned it since 2009. This house was tenanted up until 2021 but we have been dealing with racoons for the entire ownership. We have replaced shingles and in some places, there was metal installed but couldn't keep them out, in the end we decide to board up the house and install construction fencing to avoid vandalism. We have currently purchased number 1 Brightwood Street and are in the design period to redevelop the 2 properties and should be ready in about a month or so to apply for zoning review. In the meantime, it was discussed with the bylaw enforcement officer to apply for a stand alone demo permit.

Best regards

Giorgio Polsinelli

Attachment 3. Exterior Photo of the Building

