



**STAFF REPORT
ACTION REQUIRED**

**Residential Demolition Application
3014 Islington Ave**

Date:	August 12, 2016
To:	Etobicoke York Community Council
From:	Acting Director of Toronto Building
Wards:	Ward 7- York West
Reference Number:	File No. 2016 EY020 Folder No. 16 174720 DEM 00 DM

SUMMARY

In accordance with city-wide residential demolition control, under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, the demolition application for 3014 Islington Ave. is referred to the Etobicoke York Community Council, to decide whether to grant or refuse the application for demolition, including conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the Community Council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the subject one and a half (1 ½) storey single family dwelling because there is no permit application to replace the building on the site.

ALTERNATIVE RECOMMENDATION

1. Approve the application to demolish the subject one and a half (1 ½) storey single family dwelling without conditions; or
2. Approve the application to demolish the subject one and a half (1 ½) storey single family dwelling with the following conditions:
 - a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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

The recommendations in this report have no financial impact.

COMMENTS

On June 15, 2016, Dave Di Meo of Cal-Scarbell Developments, the owner of the property at 3014 Islington Ave. submitted a demolition permit application to demolish an existing one and a half (1 ½) storey single family dwelling along with a detached garage for the purpose of future development. The dwelling has been vacant since June 2016 according to information provided by Gray & Associates Professional Corporation Barristers & Solicitors. At the present time no building permit is being sought for the redevelopment of this property. The building is not listed on the City's Inventory of Heritage Properties.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage Preservation Services for review and response.

In accordance with city-wide residential demolition control under Article II, Demolition Control, Municipal Code Ch. 363, as amended by By-law No. 1009-2006, Community Council must determine if it is appropriate to issue or refuse a demolition permit application where there is no replacement building permit issued.

In accordance with By-law 1009-2006 1.D. (4), and Section 2 of the City of Toronto Act, 1991 (No.4), c. Pr24, S.O.1991, the Etobicoke York Community Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures should the EYCC approve the demolition.

As it is the applicant's intention to demolish the one and a half (1 ½) storey single family dwelling along with the associated accessory structure on site and leave the site vacant, if it is Community Council's decision to issue the demolition permit, it is my recommendation that the EYCC impose a condition which would require the removal of debris, erection of fencing and maintenance of the site in accordance with the City's Property Standards By-law.

Site and Surrounding Area

The subject property is located north of Muir Ave and west of Islington Ave and has direct access from Islington Ave. The north, south and west sides of the property abut residential properties.

The site is subject to the former North York Zoning By-law (By-law # 7625) as well as the City Wide Zoning By-law (By-law # 569-2013). The property is zoned RD (Residential detached zone) under By-law # 569-2013 and R4 (One-family detached dwelling fourth density zone) under By-law # 7625. The surrounding properties are mainly of residential occupancy except that a property located on the south side of Muir Ave is used for a meditation centre and the property located on the southeast side of Islington Ave and Muir Ave is used as a 'mixed used' plaza (commercial/residential).

CONTACT

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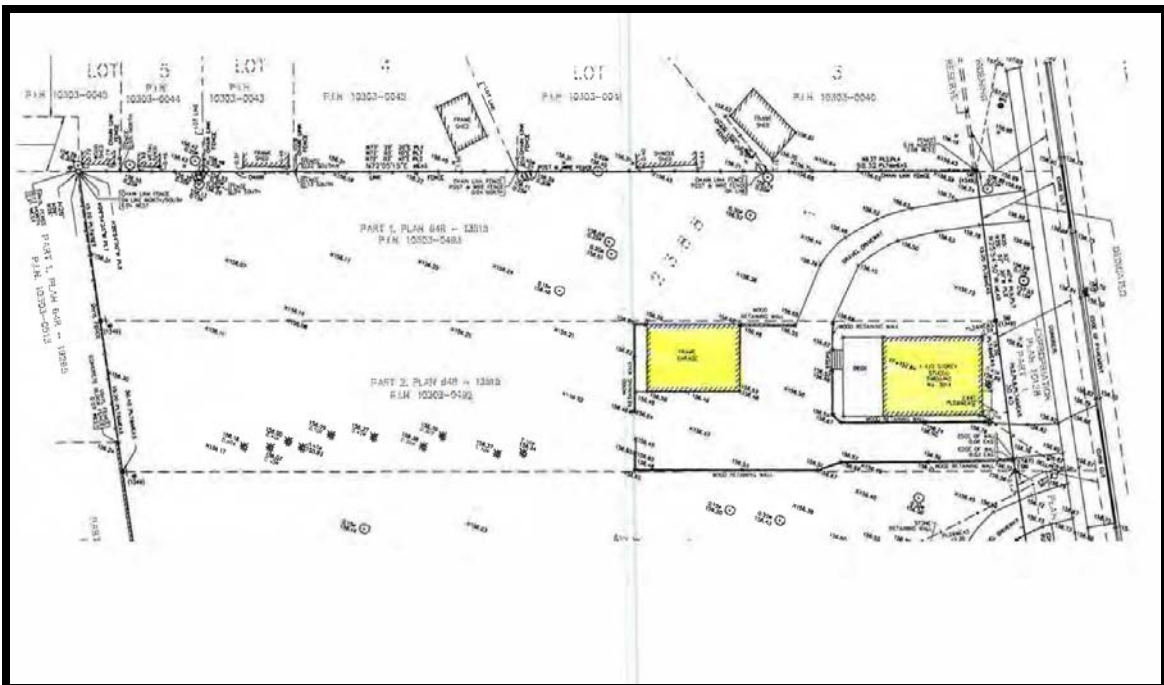
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Galina Veltman, P. Eng
Acting Director
Toronto Building,
Etobicoke York District

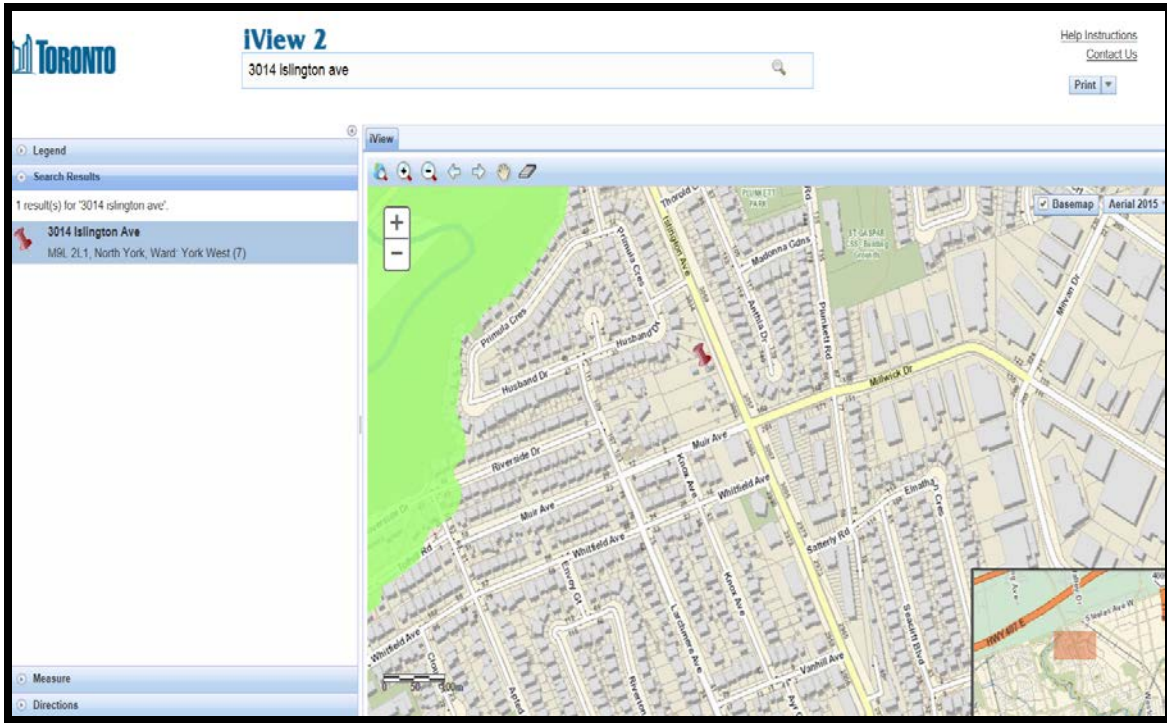
ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: I-View2 Map
- Attachment 3: Ariel View
- Attachment 4: Site Photos

Attachment 1: Site Plan



Attachment 2: I-View Map



Attachment 3: Ariel View



Attachment 3: Site Photos

