



## STAFF REPORT ACTION REQUIRED

### Demolition Control Applications 2956 Dundas Street West

<b>Date:</b>	March 8, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Edward Tipping, Director and Deputy Chief Building Official
<b>Wards:</b>	Ward 5
<b>Reference Number:</b>	2007EY008

#### **SUMMARY**

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On September 28, 2006, Toronto Building received a demolition permit application to demolish one two-storey mixed use residential/commercial building at 2956 Dundas Street West. During review of the application, it was discovered that the property has two residential units. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with By-law No.1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that building permit has not been issued to replace the building, whether to refuse or grant the demolition permit application, including conditions, if any, to be attached to the permit.

#### **RECOMMENDATION**

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

- a) Refuse the application to demolish the subject mixed use commercial residential building because there is no permit application to replace the buildings on the site; or,
- b) Approve the application to demolish the subject mixed use commercial residential building without conditions; or

- c) Approve the application to demolish the subject mixed use commercial residential building with the following conditions;
  - i. 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;
  - ii. that all debris and rubble be removed immediately after demolition;
  - iii. 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
  - iv. that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report

## **COMMENTS**

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On September 28, 2006 Toronto Building received a demolition permit application for a mixed use building with two residential dwelling units at 2956 Dundas Street West. The building is not listed on the City's Inventory of Heritage Properties, and it is currently vacant.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. Also, a placard was posted on site for 14 days. To date, Toronto Building has not received an objection from the area councillor or from the public. Heritage and Urban Forestry indicated that they have no interest in this property.

During a recent inspection, it was observed that the building was not demolished, and the site has been hoarded.

This application is being forwarded to the Etobicoke and York community council because no building permit for a replacement building has been issued. In such cases, By-law 1009-2006 and the Municipal Code require Community Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 I.D. (4), 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. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not been

seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Given it is the applicant's intention to demolish the mixed use commercial residential building and leave the site vacant, if it is Community Council's decision to issue the demolition permit, it is my recommendation that reasonable conditions should be included to require the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law, and the erection of fencing if deemed necessary.

## **CONTACT**

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## **SIGNATURE**

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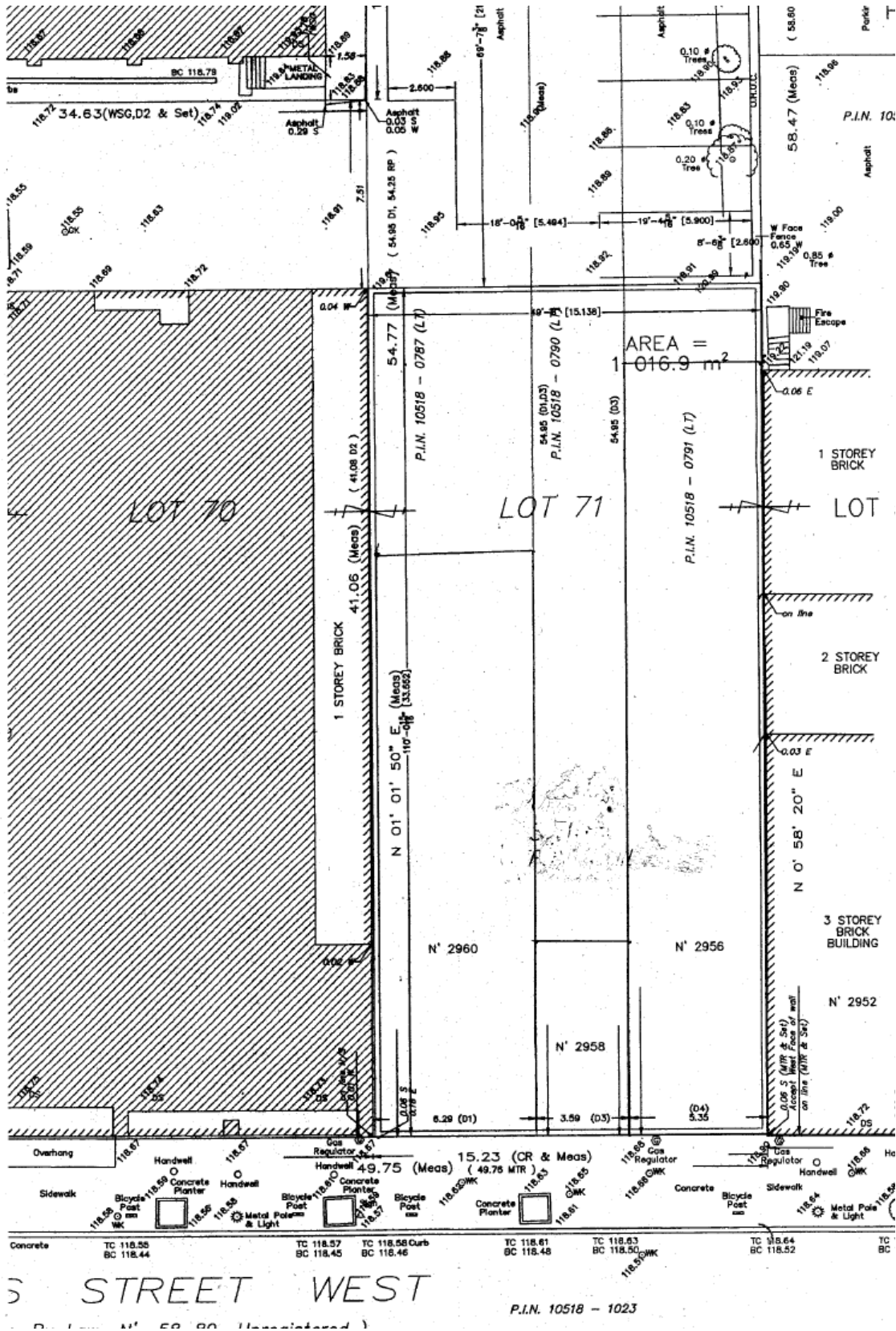
Edward Tipping, P.Eng  
Director of Building and  
Deputy Chief Building Official  
Etobicoke York District

## **ATTACHMENTS**

1. Site Plan
2. Aerial view
3. Pictures

**CONTACT:**

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Site Plan



Aerial View



2956 and 2968 Dundas Street West



2952 and 2956 Dundas Street West



2956 and 2968 Dundas Street West