



STAFF REPORT ACTION REQUIRED

Demolition Control Applications -1272 A and 1272 B The Queensway

Date:	March 8, 2007
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 5
Reference Number:	2007EY2007

SUMMARY

On February 8, 2007, Toronto Building received demolition permit applications to demolish two semi-detached mixed use commercial/residential buildings, with one residential unit in each building. Toronto Building has not received any building permit applications to replace the buildings to be demolished as of this date.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit applications are submitted to the Etobicoke York Community Council for consideration and decision due to the fact that a building permit has not been issued to replace the buildings, whether to refuse or grant the demolition permit applications, including conditions, if any, to be attached to the permit

RECOMMENDATION

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

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

COMMENTS

On February 8, 2007 Toronto Building received two demolition permit applications for two semi-detached mixed-use commercial/residential units at 1272A and 1272B The Queensway. The buildings are not listed on the City's Inventory of Heritage Properties and they are currently vacant.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. To date, Toronto Building have not received an objection form the area councillor or from the public. Urban Forestry and Heritage staff indicated that they have no interest in these properties.

During a recent inspection, it was observed that the buildings were not demolished, and the whole site was 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, City Council may revoke the demolition permit if the demolition has 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 recommend the issuance of 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

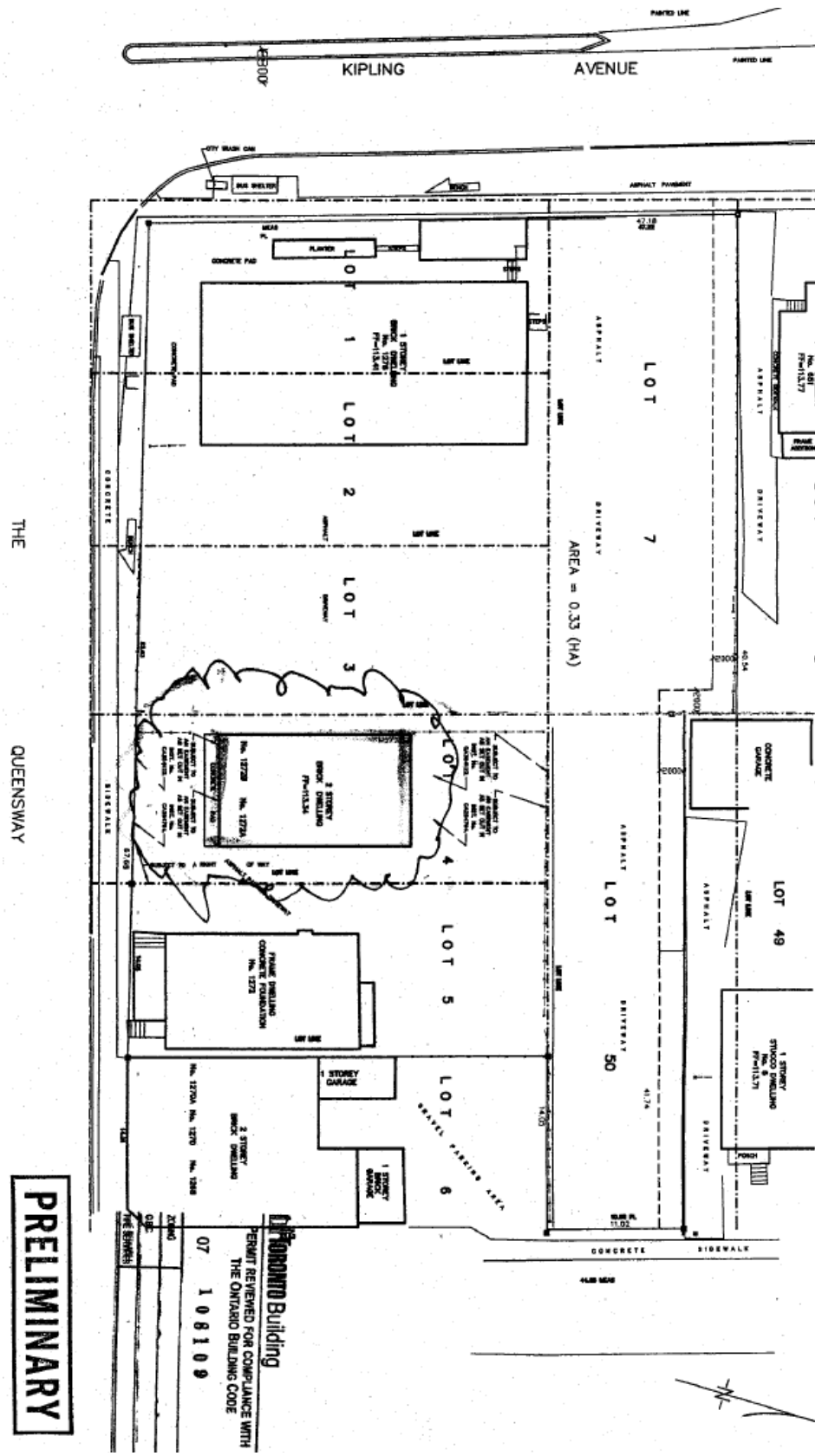
Edward Tipping, P.Eng
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Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Aerial view
3. Pictures

CONTACT PERSON:

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PRELIMINARY

Toronto Building
 PERMIT REVIEWED FOR COMPLIANCE WITH
 THE ONTARIO BUILDING CODE
 07 108109

Site Plan



Aerial view of the site



1278, 1272A and 1272B The Queensway



1270, 1272, 1272A and 1272B The Queensway



Rear Yard