



STAFF REPORT ACTION REQUIRED

Demolition Control Report 25 Locust Street

Date:	May 4, 2007
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 11
Reference Number:	2007EY013

SUMMARY

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

On April 20, 2007, Toronto Building received a demolition permit application to demolish a one-storey single family dwelling. Toronto Building has not received a building permit application to replace the building to be demolished, to 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 a building permit has not been issued to replace the building, and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

RECOMMENDATIONS

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 one-storey single family dwelling because there is no permit application to replace the buildings on the site; or,
- b) Approve the application to demolish the subject one-storey single family dwelling without conditions; or
- c) Approve the application to demolish the subject one-storey single family dwelling 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 April 20, 2007 Toronto Building received a demolition permit application for a one-storey single family dwelling at 25 Locust Street. 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. To this date, Toronto Building has not received any comment from the Area Councillor however, Urban Forestry and Heritage staff has indicated that they have no interest on these properties.

During a recent inspection at the site, it was observed that the building was not demolished.

The application is being submitted to the Etobicoke York Community Council for consideration because no building permit application for a replacement building has been received by Toronto Building. In such cases, By-law 1009-2006, and the Municipal Code, requires Community Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.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 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 one-storey single family dwelling 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

Sait Toprak, P.Eng.
Manager, Plan Review
Etobicoke York District
Tel No: (416) 394-8010
Fax No: (416) 394-8209
stoprak@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Picture

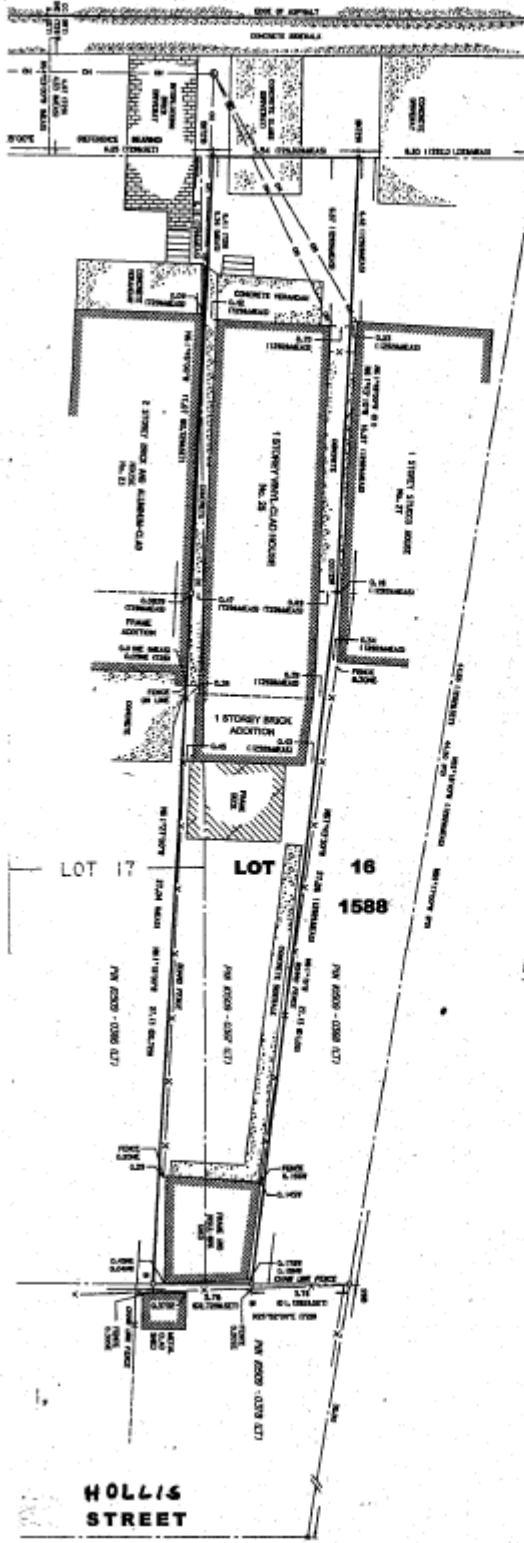
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CONTACT PERSON:

Adam Gardin
GarCon Building Group Ltd.
3992 Chesswood Drive
Toronto, Ontario
M3J 2W6
Tel: (416) 636-2000
Fax: (416) 981-3199
Mobile #: (416) 881-2784

LOCUST STREET

BY PLAN 15881
P.W. 2503 - 0352 (27)



CANADIAN NATIONAL RAILWAYS
PART OF LOT 1, CONCESSION 4
WEST OF YONGE STREET

HOLLIS STREET



25 Locust Street – Front Elevation