



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 112 Commonwealth Avenue with no building permit issued.

Date:	May 14, 2007
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Southwest -Ward 35
Reference Number:	2007SC011

SUMMARY

This staff report is about a matter for which Scarborough Community Council has delegated authority to make a final decision.

In accordance with By-law No. 1009-2006 , I refer the demolition permit application for 112 Commonwealth Avenue to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that Community Council:

1. Approve the application to demolish the subject residential building 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 the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B; and
- d) that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

COMMENTS

On April 16, 2007, applicant Robert Russell submitted a demolition permit application on behalf of the owner, Royal Bank of Canada, to demolish the residential building at 112 Commonwealth Avenue. The owner has not made a permit application to replace the building. In a letter dated April 11, 2007, the owner, Royal Bank stated that when possession of the building was taken, it was discovered that the building contained significant mould contamination. After receiving an environmental assessment, the owner determined that it was more cost effective to demolish the building and sell it as vacant land. It is contrary to Royal Bank's policy to sell the property in an "as is" condition. It is the bank's expectation that the property will be purchased by a party who has the intention of building a new house thereon.

The subject property and the abutting lands are all zoned Single-Family Residential (S) in the Eglinton Community Zoning Bylaw #10048. The subject building is not listed on the City's Inventory of Heritage Properties.

This application is being referred to Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building. In such cases, By-law 1009-2006 requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

Bruce Ashton, P.Eng.
Director of Building and
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Scarborough District

Applicant's Information:

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ATTACHMENTS:

Attachment 1 – Letter from Owner