



STAFF REPORT ACTION REQUIRED

Residential demolition applications for 398 & 418 Meadowvale Road, subject to the Demolition Control By-law.

Date:	June 5, 2007
To:	Scarborough Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Scarborough East - Ward 44
Reference Number:	2007SC016 IBMS Folder number 07-177405 & 07-177385

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision.

In accordance with section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, "Demolition Control", applications for demolition permits at 398 and 418 Meadowvale Road are referred to Scarborough Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permits.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that:

1. The request to demolish the subject residential buildings be approved with the following conditions:

- a. All debris and rubble be removed immediately after demolition and the excavations be filled in.
- b. The sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.
- c. 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;
- d. That the applicant for the demolition permits construct and substantially complete the new buildings to be erected on the site of the residential properties to be demolished not later than two years from the day demolition of the existing buildings is commenced.
- e. That on failure to complete the new buildings within the time specified in (d) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential properties in respect of which the demolition permits are issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permits to demolish the residential properties are issued.”

FINANCIAL IMPACT

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

DECISION HISTORY

The City of Toronto Municipal Code [Chapter 363, Article II, “Demolition Control” Subsection D(1)] requires that applications be referred to Community Council for consideration if no building permit is issued to erect a replacement building on the property.

On April 26th, 2007, Caliber Developments Inc., who is the owner of the properties municipally known as 398 and 418 Meadowvale Road, submitted two applications to demolish the two existing single family brick dwellings and accessory building. The two storey dwelling at 398 Meadowvale Road was the subject of a fire on February 20th, 2006. This building has been boarded up since last year.

The building at 418 Meadowvale Road is a one storey building.

The applications for the demolition of the single family dwellings have been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

The houses are not listed or designated as Heritage properties.

ISSUE BACKGROUND

The subject properties are located on the north-west corner of Highway 2A and Meadowvale Road and are zoned Single Family Residential in the Highland Creek Community.

Caliber Developments Inc. owns the two lots. The company will be subdividing the two lots into four new lots and will be building a new Single family dwelling on each newly created lot. Committee of Adjustment has already granted the consent to create the four lots.

In order to commence servicing the site the company requires the demolition permits to demolish the two existing dwellings and expects to begin construction of the new single family homes later in the Fall of this year.

COMMENTS

The owner has requested permission to demolish the existing fire damaged residential single family dwelling and the adjacent single family dwelling. Four new lots are been created as a result of an application for Consent which has been approved by the Committee of Adjustment. Building Permit applications for the four new homes have not been filed as yet but the owner wishes to demolish the two dwellings so that he can begin to service the new lots.

CONTACT

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SIGNATURE

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ATTACHMENTS

1. Owner's Letter
2. Site Plan A
3. Site Plan B