



## **STAFF REPORT ACTION REQUIRED**

### **Request to grant or refuse the application to demolish a residential building at 25 Herron Avenue with no building permit issued.**

<b>Date:</b>	June 12, 2007
<b>To:</b>	Chairs and Members, Scarborough Community Council
<b>From:</b>	Director, Toronto Building, Scarborough District
<b>Wards:</b>	Scarborough Southwest – Ward 35
<b>Reference Number:</b>	2007SC017

### **SUMMARY**

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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 25 Herron 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**

1. The request to demolish the subject residential building be approved with the following conditions:
  - a) That all debris and rubble be removed immediately after demolition and the excavation be filled in;
  - b) That the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B;

- c) That the applicant for the demolition permit construct and substantially complete the new buildings to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
- d) That on failure to complete the new buildings within the time specified in (c) 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 property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued."

## **FINANCIAL IMPACT**

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There are no financial implications resulting from this report.

## **COMMENTS**

On March 29, 2007, applicant David Di Meo submitted an application on behalf of Caliber Homes to demolish the residential building located at 25 Herron Avenue. In addition, Planning is currently reviewing an application to amend the Official Plan and Zoning By-law to develop 33 townhouse units as well a subdivision application for 10 single family dwellings.

In a letter dated May 14, 2007, the applicant indicated that during the past few months, individuals have trespassed the property which is currently vacant. To minimize the potential for harm to trespassers and to the existing flora and fauna in the surrounding area, the applicant proposes to demolish the existing dwelling.

The building in question is not listed in the City's inventory of Heritage Buildings.

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**

Gene Lee, P.Eng.  
Manager, Plan Review  
Tel: (416) 396-4300  
Fax: (416) 396 5231  
E-Mail: [glee@toronto.ca](mailto:glee@toronto.ca)

## **SIGNATURE**

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Bruce Ashton, P.Eng.  
Director of Building and0.  
Deputy Chief Building Official  
Scarborough District

### Applicant's Information:

David Di Meo  
Calward Developments  
51 Roysun Road, Unit 8  
Woodbridge, ON L4L 8P9  
Tel: (905) 264-0100  
Fax: (905) 264-0009

## **ATTACHMENTS**

Attachment 1 – Letter from Applicant  
Attachment 2 – Site Plan