



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 2 Elinor Avenue with no building permit issued.

Date:	October 16, 2007
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Centre –Ward 37
Reference Number:	2007SC024

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 applications for 2 Elinor Avenue to Scarborough Community Council to grant or refuse the application, including 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;
- d) that any holes on the property are backfilled with clean fill; and
- e) that the approval of Toronto Public Health is obtained prior to the permit issuance.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

COMMENTS

On September 21, 2007, applicant Gerry Mintz of Calearth International Development Inc. submitted a demolition permit application on behalf of the owner, Bernard Betel of 702297 Ontario Inc. to demolish the residential building at 2 Elinor Avenue.

In July 2005, the Committee of Adjustment granted consent to convey the land at 2 Elinor Avenue from the land at 1892 Lawrence Avenue East for a lot addition to the property at 1900 Lawrence Avenue East.

A survey submitted by the applicant indicates that a one storey brick dwelling is located at 2 Elinor Avenue. However, in a letter dated September 28, 2007, the applicant stated that the building had, from day one, been used as an office for the property at 1892 Lawrence Avenue East. He also indicated that the building has been vacant for over three years, contaminated with mould, decayed and that to be cost effective, it should be demolished.

The property at 1900 Lawrence Avenue is currently being used for the sale of automobiles. After the demolition at 2 Elinor Avenue, the owner intends to use that space to store his vehicles.

Both properties at 2 Elinor Avenue and at 1900 Lawrence Avenue East are zoned Highway Commercial (HC) in the Wexford Community Zoning Bylaw 9511. The subject building is not listed on the City's Inventory of Heritage Properties.

Public Health has indicated that because of the mould contamination, the applicant must submit a dust control plan for their approval prior to the demolition permit being issued.

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 or to redevelop the site. In such a case, 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

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ATTACHMENTS

Attachment 1 - Survey
Attachment 2 – Letter from Applicant
Attachment 3 – Zoning Map