



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 74 Slan Avenue with no building permit issued.

Date:	October 17, 2007
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East –Ward 43
Reference Number:	2007SC025 File # 07-269870 DEM

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 74 Slan 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,
- 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 October 15th, 2007, applicant Adam Gardin of Gargon Building Group Ltd. submitted a demolition permit application on behalf of the owner, Royal Bank of Canada, to demolish the residential building at 74 Slan Avenue. The owner has not made a permit application to replace the building. In a letter dated September 21st, 2007 Gowlings, the solicitors for the owner, Royal Bank stated that at the time that 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.

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.

The subject property and the abutting lands are all zoned Single-Family Residential (S) in the Woburn Community Zoning By-law 9510. 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

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ATTACHMENTS:

Attachment 1 – Letter from owner's solicitor.
Attachment 2 – Location map