



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 54 Harbord Street

Date:	August 23, 2007
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 20 Trinity-Spadina
Reference Number:	2007TE007

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of section 33 of the Planning Act, I refer the demolition application for 54 Harbord Street to you, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

1. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential buildings without conditions; or,
3. Approve the application to demolish the subject residential building with the following conditions:

- (a) Any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

Financial Impact

Not applicable.

COMMENTS

On June 25, 2007, Francisco Malo of JTM Inc., as applicant for the owner, University of Toronto, applied for a permit to demolish the 2 storey single family dwelling semi-detached house at 54 Harbord Street. The party wall sharing with the neighbouring house, at 50 Harbord Street, which is also owned by the University of Toronto, will be left in place and repaired to make good, to be covered by a separate building permit No.07-236421-BLD-00.

No objection has been received regarding the proposed demolition. No building permit for a replacement building has been applied for at the site. The owner, University of Toronto, concluded that the present building would be too expensive to repair and it would not be cost effective to build a replacement house. In the meantime, they propose to construct a parkette with sufficient lighting and a walkway that can be used by area residents. It will be landscaped with ground cover and will be patrolled regularly by the University of Toronto Police.

The application is being referred to the Toronto and East York Community Council because the City's records indicate the building contain a residential unit and the applicant will not immediately be applying for a building permit to replace the existing building. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4), c. Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District

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ATTACHMENTS

Copy of the Demolition Permit Application for 54 Harbord Street
Copy of the Building Permit Application for 50 Harbord Street
Copy of University of Toronto letter to the Community Council
Copy of the survey showing 50 and 54 Harbord Street