

## **Residential Demolition Application – 132 Curzon Street**

<b>Date:</b>	November 6, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 30, Beaches East York
<b>Reference Number:</b>	<b>2007TE009</b>

### **SUMMARY**

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In accordance with Section 33 of the *Planning Act* and Article II of Municipal Code Ch. 363 , Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 132 Curzon Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision.

### **RECOMMENDATIONS**

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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 condition:

- (a) The applicant take all necessary precautions to protect the trees both on site and on the City boulevard as deemed appropriate by Urban Forestry Division;
- (b) All debris and rubble be removed immediately after demolition;
- (c) Any holes on the property be backfilled with clean fill.
- (d) The site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 548 and Chapter 489 respectively.

## **Financial Impact**

Not applicable.

## **COMMENTS**

On October 19, 2007, the current owner of the property applied for a permit to demolish the residential building at 132 Curzon Street. The owner is not planning to apply for a building permit to replace the existing dwelling until February of next year. In a covering letter filed with the demolition application, he indicates the building is “falling down” and occupied by racoons. He also indicates that it has been vacant for a number of years (copy of letter – Attachment #1). Although the building appears in poor condition, a site inspection of the property has not given rise or concern that the building is in an unsafe condition (photos – Attachment #2). Toronto Building could only confirm the state of the building’s condition by requiring the owner to hire a Professional Engineer to inspect and report whether the building is unsafe and in need of repair, demolition or other remedial action to make the building safe.

Urban Forestry has provided comments in which they indicate receipt of a planting deposit in order to plant 6 trees on the property after construction of the new dwelling has taken place. Urban Forestry has advised that they have no objections to the proposed demolition.

The applicant is required to post a sign on the property for 14 days giving notice of the intention to demolish the property. The applicant has posted the required sign in accordance with the notification requirements of the by-law.

Since the building permit for a replacement building has not been applied for at the site for the reasons outlined above, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit. The authority to approve these applications has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4 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.

## **CONTACT**

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## **SIGNATURE**

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Jim Laughlin, Director, Deputy Chief Building Official, Toronto Building,  
Toronto and East York District

## **ATTACHMENTS**

- #1 – Letter from Applicant
- #2 – Photos
- #3 – Area Map
- #4 – Survey