



STAFF REPORT ACTION REQUIRED

Demolition Control Applications 15 High Street

Date:	March 10, 2008
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 5
Reference Number:	2008EY009

SUMMARY

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

On March 3, 2008, Toronto Building received a demolition permit application to demolish a one storey single family dwelling. The owner, City of Toronto, would like to incorporate this property into the existing parkland that surrounds this property.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), this application is being forwarded to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued to replace the building. In such cases, Community Council must refuse or grant the demolition permit application and include conditions, if any, to the permit.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council to:

- a) Approve the application to demolish the subject residential building with the following conditions;
 - i. 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;
 - ii. that all debris and rubble be removed immediately after demolition;
 - iii. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - iv. that any holes on the property are backfilled with clean fill

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report

COMMENTS

On March 3, 2008 Toronto Building received a demolition permit application for one single family dwelling building at 15 High Street. The building is not listed on the City's Inventory of Heritage Properties and it is currently vacant.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. To date, Toronto Building did not receive any response from either the Area Councillor or Urban Forestry and Heritage staff.

During a recent inspection, it was observed that the building was not demolished.

This application is being forwarded to the Etobicoke and York Community Council because no building permit for a replacement building has been issued. In such cases, By-law 1009-2006 and the Municipal Code require Community Council to issue or refuse the demolition permit.

The property is owned by the City of Toronto and it is the Owner's intention to demolish the single family dwelling building and add the site to existing parkland that surrounds this site. The property was obtained by the City through parkland dedication. Therefore, Toronto Building recommends that Community Council approve the issuance of the demolition permit.

CONTACT

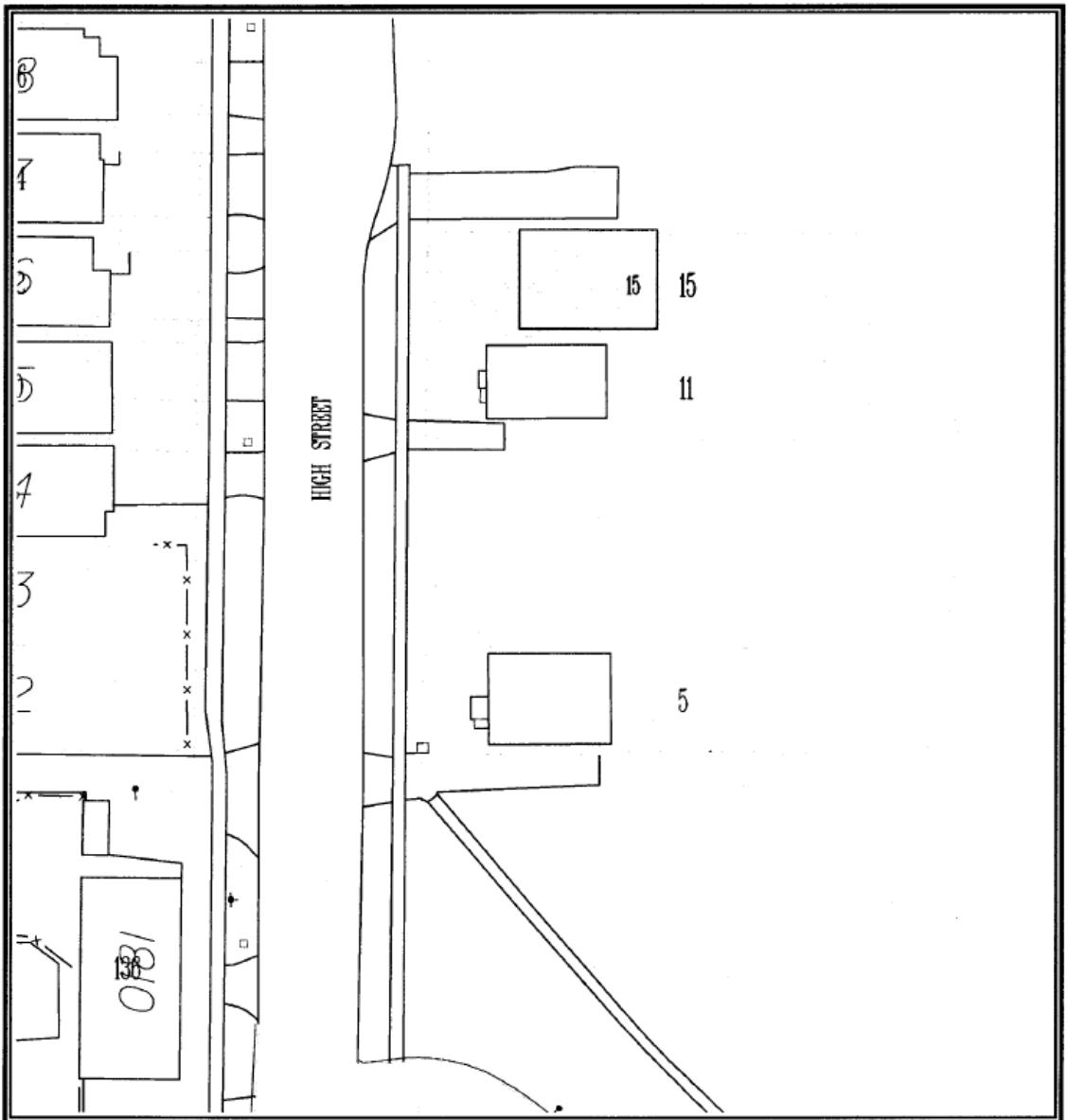
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SIGNATURE

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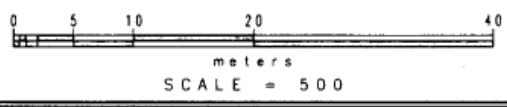
ATTACHMENTS

1. Site Plan
2. Picture



COMMENTS : _____

CUSTOMIZED VIEW
 Prepared By: GKHK
 February 11, 2008



KEY MAP

TORONTO

Site Plan



15 High St.