



STAFF REPORT ACTION REQUIRED

Demolition Control Applications 3522 Dundas Street West

Date:	June 12, 2008
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 13
Reference Number:	2008EY014

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 May 15, 2008, Toronto Building received a demolition permit application to demolish a two storey single family dwelling on an industrial property.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted 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, whether to refuse or grant the demolition permit applications, including conditions, if any, to be attached to the permit

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council to:

1. Refuse the application to demolish the subject residential building because there is no permit application to replace the buildings on the site.
2. Approve the application to demolish the subject residential building without conditions.
3. 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 May 15, 2008 Toronto Building received a demolition permit application for a single family dwelling building at 3522 Dundas Street West. 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 staff. Heritage staff indicated that they do not have any concerns regarding this property.

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

The application is being referred to the Etobicoke York Community Council for consideration because Toronto Building has not received an application to replace the building that is being demolished. In such cases, By-law 1009-2006, and the Municipal Code, requires City Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Given it is the applicant's intention to demolish the building and leave the site vacant, it is my opinion that reasonable conditions would include the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law and the erection of fencing if deemed necessary.

CONTACT

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SIGNATURE

Edward Tipping, P.Eng
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ATTACHMENTS

1. Site Plan
2. Picture

APPLICANT'S INFORMATION

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Front Elevation