



## STAFF REPORT ACTION REQUIRED

### Demolition Control Report 185 Beta Street

<b>Date:</b>	July 29, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Edward Tipping, Director and Deputy Chief Building Official
<b>Wards:</b>	Ward 6
<b>Reference Number:</b>	2008EY018

### SUMMARY

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

On June 16, 2008, Toronto Building received a demolition permit applications to demolish a one storey single family dwelling. To this date, Toronto Building did not receive a building permit application to replace the building to be demolished.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted to Community Council for consideration and recommendation to City Council due to the fact that a building permit has not been issued to replace the building. Also, on July 25, 26, 27, 2006, City Council passed a Notice of Intention to Designate the property under Part IV of the Ontario Heritage Act.

City Council may refuse or grant the demolition permit application, including conditions, if any, to be attached to the permit.

## **RECOMMENDATIONS**

Toronto Building recommends that City Council give consideration to the demolition application and decide to:

- a) Refuse the application to demolish the subject residential building because there is no permit application to replace the buildings on the site and Council passed a Notice of Intention to Designate the property under Part IV of the Heritage Act.

## **FINANCIAL IMPACT**

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

## **COMMENTS**

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On June 16, 2008 Toronto Building received a demolition permit application for a single family dwelling at 185 Beta Street. The building is listed on the City's Inventory of Heritage Properties and City Council passed a Notice of Intention to Designate the property under Part IV of the Heritage Act.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. To this date, Toronto Building has not received any comment from the area Councillor or Urban Forestry staff.

Heritage staff indicated that this property is listed on the City's Inventory of Heritage properties and subject to City Council's Intention to Designate therefore it should be treated as designated.

During a recent inspection, it was observed that the building was not demolished. The application is being referred to the City 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, if City Council approves the demolition of the building, 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**

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Edward Tipping, P.Eng  
Director of Building and  
Deputy Chief Building Official  
Etobicoke York District

## **ATTACHMENTS**

1. Site Plan
2. Picture

**Applicant's Information**

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185 Beta Street – Front Elevation