



STAFF REPORT ACTION REQUIRED

Demolition Control Report 8 and 10 Sussex Drive

Date:	September 12, 2008
To:	Etobicoke York Community Council
From:	Edward Tipping, Director and Deputy Chief Building Official
Wards:	Ward 6
Reference Number:	2008EY021

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 September 8, 2008, Toronto Building received a building permit application for a two storey single family dwelling and two demolition permit applications to demolish two storey single family dwellings at 8 Sussex Drive and 10 Sussex Drive. The properties are owned by the same persons and they would like to consolidate these two properties by demolishing the houses located at 8 and 10 Sussex Drive, and replace it with a single house covering both properties. The owner already received statement of approval for the Site Plan agreement.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit applications are submitted to Community Council for consideration and decision, due to the fact that two dwellings are being demolished and replaced by one dwelling, 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:

- 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 September 8, 2008 Toronto Building received two demolition permit applications for single family dwellings at 8 and 10 Sussex Drive. The buildings are not listed on the City's Inventory of Heritage Properties.

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

During a recent inspection, it was observed that the buildings have not been demolished. The application is being referred to the Etobicoke York Community Council for consideration because Toronto Building received one building permit application for a single house to replace two houses that are 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 build a new house on the new consolidated lot, 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
Director of Building and
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Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Picture

Applicant's Info.

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8 and 10 Sussex Dr