



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 60 Craiglee Drive with no building permit issued.

Date:	January 15, 2008
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Southwest –Ward 36
Reference Number:	2008SC008 FILE # 07-284093 DEM

SUMMARY

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

In accordance with By-law No. 1009-2006 , I refer the demolition permit application for 60 Craiglee Drive to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that Community Council:

1. Approve the application to demolish the subject residential building with the following conditions:
 - a) 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;
 - b) that all debris and rubble be removed immediately after demolition;

- c) that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, paragraph B,
- d) that any holes on the property are backfilled with clean fill; and
- e) that the approval of Toronto Public Health is obtained prior to the permit issuance.

FINANCIAL IMPACT

Future property tax revenues may be reduced due to a change in the property's classification.

COMMENTS

On December 4th, 2007, applicant Robert Russell of Russell Renovations, submitted a demolition permit application on behalf of the owner, BMO Financial Group, to demolish the residential building at 60 Craiglee Drive. The owner has not made a permit application to replace the building. In a letter dated November 19th, 2007, Jocelyne Sauve, a manager at BMO Financial Group, stated that it was discovered that the building contained extensive, visible mould contamination. After receiving an environmental assessment, the owner determined that it was more cost effective to demolish the building and sell it as vacant land. It is contrary to BMO's policy to sell the property in an "as is" condition. It is the bank's expectation that the property will be purchased by a party who has the intention of building a new house thereon.

Public Health has indicated that because of the mould contamination the applicant must submit a dust control plan for their approval prior to the demolition permit being issued.

The subject property and the abutting lands are all zoned Single-Family Residential (S) in the Cliffside Community Zoning Bylaw #9364. The subject building is not listed on the City's Inventory of Heritage Properties.

This application is being referred to Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building. In such cases, By-law 1009-2006 requires Community Council to issue or refuse the demolition permit.

CONTACT

Robert Lue, P.Eng.
Manager, Plan Review
Tel: (416) 396-8225
Fax: (416) 396-5231
E-Mail: Lue@toronto.ca

SIGNATURE

Bruce Ashton, P.Eng.
Director of Building and
Deputy Chief Building Official
Scarborough District

Applicant's Information:

Robert Russell,
Russell Renovations
1291 Saddler Circle,
Oakville, Ontario
L6M 2X7
Tel: (905) 301-8196
Fax: (905) 469-9317
E-mail: robo24@sympatico.ca

ATTACHMENTS:

Attachment 1 – Letter from BMO Financial Group.