

**Request to grant or refuse the application to demolish a residential building at 151 Chesterton Shores with no building permit issued.**

<b>Date:</b>	February 26, 2008
<b>To:</b>	Chair and Members, Scarborough Community Council
<b>From:</b>	Director, Toronto Building, Scarborough District
<b>Wards:</b>	Scarborough East Ward 44
<b>Reference Number:</b>	File # 2008SC010 Application # 08-112055 DEM

**SUMMARY**

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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 151 Chesterton Shores 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; and
- d) that any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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

## **COMMENTS**

On February 15, 2008, applicant, Mario Munguia of Toronto and Region Conservation Authority (TRCA), submitted a demolition permit application on behalf of the owner, Toronto and Region Conservation Authority, to demolish the one storey residential building at 151 Chesterton Shores. The owner has not made a permit application to replace the building. In a letter dated January 31, 2008, TRCA confirms that no replacement structures will be built on the property. The land will remain vacant and will be part of the Port Union Waterfront Park

The subject property is zoned Residential (R2) in the Township of Pickering Zoning Bylaw #1978. The use of the land as a Park is a permitted use under the Zoning bylaw. 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**

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## **SIGNATURE**

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

### **Applicant's Information:**

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## **ATTACHMENTS:**

Attachment 1 – Letter from TRCA.  
Attachment 2 – Location plan