



**STAFF REPORT  
ACTION REQUIRED**

**Request to Grant or Refuse the Application to Demolish Residential Buildings at 101 Zaph Avenue with No Building Permit Issued**

<b>Date:</b>	June 16, 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>	2008SC013 File # 08-157348 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 1009-2006, I refer the demolition permit application for 101 Zaph Avenue to Scarborough Community Council to grant or refuse the applications, 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 sites 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 properties 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 May 9<sup>th</sup>, 2008, Paul Quattrociocchi, President of Zaph Developments Inc., submitted a demolition permit application on behalf of the owner, Zaph Developments Inc. (Country Glen Homes), to demolish the one storey single family residential building at 101 Zaph Avenue. The owner has not made any permit application to replace the building at that location.

Zaph Developments Inc. are the owners of a 31 lot draft approved plan of subdivision which includes 101 Zaph Avenue. The new municipal road into the subdivision from Zaph Avenue goes through the property at 101 Zaph Avenue and therefore a replacement residential building will not be built at this location.

The draft plan of subdivision was approved by the Ontario Municipal Board, conditional upon fulfillment of conditions, on May 16<sup>th</sup>, 2007. The applicant is currently fulfilling the conditions. Once the conditions are fulfilled, the plan of subdivision can be registered.

The subject property and the abutting lands are zoned Single Family Residential and governed by the Highland Creek Community Zoning Bylaw 10827

The subject building is not listed on the City's Inventory of Heritage Properties.

The 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 any 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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Zaph Developments Inc.,  
c/o Country Glen Homes  
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### **ATTACHMENTS:**

Attachment 1 – E-mail from applicant  
Attachment 2 – Location of subject property and proposed subdivision