

Request to grant or refuse the application to demolish a residential building at 189 Rouge Hills Drive with no building permit issued.

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| Date: | July 2, 2008 |
| To: | Chair and Members, Scarborough Community Council |
| From: | Director, Toronto Building, Scarborough District |
| Wards: | Scarborough East Ward 44 |
| Reference Number: | 2008SC014 File # 08-177311 DEM AFS # 8121 |

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 189 Rouge Hills 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

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

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

COMMENTS

On July 2, 2008, applicant, Alice Wong of the City of Toronto submitted a demolition permit application on behalf of the owner, the City of Toronto, to demolish the single family residential building at 189 Rouge Hills Drive. The owner has not made any permit application to replace the building.

The subject properties and the abutting lands are governed by the Centennial Community Zoning Bylaw #12077.

The property at 189 Rouge Hills Drive has a – Single Family Residential zoned designation but it may be used for Park purposes as permitted by the General Provisions which states “Nothing in this Bylaw shall prevent the use of any land within the defined area as a public park, public street, or for the erection of public and separate schools within the meaning of the Public and Separate Schools Act for the Province of Ontario, or for structures essential to the operation of Public Utilities”.

The property is within Toronto Region and Conservation Authority regulation boundaries.

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

In a letter dated July 2, 2008, the Ward Councillor states that “the house needs to be demolished because it is presently in a state of disrepair. It is on Parks property and is obscuring a wonderful view of the Rouge Marsh. The building is not occupied. It's removal will add to the available green space for the public to enjoy. It is not a Heritage building. The demolition of the building and subsequent rehabilitation of the land it occupies is widely supported by the Community and also by my office.”

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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ATTACHMENTS:

Attachment 1 – Letter from Ward Councillor
Attachment 2 – Site Plan
Attachment 3 – Photo of house
Attachment 4 – Park Entrance