



## STAFF REPORT ACTION REQUIRED

### Request to Grant or Refuse the Application to Demolish A Residential Building at 240 Danforth Road with No Building Permit Issued.

<b>Date:</b>	October 28, 2008
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director of Toronto Building, Scarborough District
<b>Wards:</b>	Ward 35 - Scarborough Southwest
<b>Reference Number:</b>	2008SC019 File No: 08-199424

#### **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 240 Danforth Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permits.

#### **RECOMMENDATIONS**

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**The Acting Director of Building recommends that:**

- 1) the application to demolish the subject residential building be approved 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;
- e) that the applicant for the demolition permit constructs and substantially completes the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
- f) that on failure to complete the new building within the time specified in (e) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

## **Financial Impact**

There are no financial implications resulting from this report. `

## **COMMENTS**

On September 2, 2008, Mr. Surajit Kanungo submitted a demolition permit application to demolish a single family dwelling at 240 Danforth Road. No replacement building permit application has been made.

The owner intends to develop the properties into a five unit townhouse. He has submitted an application to Scarborough Community Planning to amend the zoning bylaw. The application is currently under review. In a letter dated September 2, 2008, Mr. Kanungo indicated that he would like to demolish the existing house and carry on with the installation of services and then file the application for the building permit.

The subject property is zoned Single Family Residential in the Oakridge Community Bylaw No. 9812. The building is not listed on the City's Inventory of Heritage Properties.

The demolition 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 or to redevelop the site. 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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Robert Lue, P.Eng.  
Acting Director of Toronto Building  
Scarborough District

### Applicant's Information:

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## **ATTACHMENTS**

Attachment 1 – Letter from Applicant