



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the application to demolish a residential building at 4 - 6 Pickering Townline with no building permit issued.

Date:	November 30, 2007
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough – Rouge River. Ward 42
Reference Number:	2008SC003 File # 07-280065 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 4 – 6 Pickering Townline 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 November 20th, 2007, applicant James Dillane 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 residential building at 4 – 6 Pickering Townline. The owner has not made a permit application to replace the building. In a letter dated November 28th, 2007 the applicant confirms that no replacement or other structures of any kind are to be built on the property. TRCA will be completing natural heritage restoration work on the site, i.e. plantings and reforestation, and the lands will be part of the TRCA greenspace system.

In an environmental report submitted with the application, certain designated substances and hazardous materials have been identified in the building or on site. This report will be reviewed by Toronto Public Health and prior to the issuance of the permit, Toronto Public Health's approval will be required.

The subject property is zoned Rural Residential (R(H)-1) in the Upper Rouge – Hillside Community Zoning Bylaw #25278. 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

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 applicant.
Attachment 2 – Location plan