



STAFF REPORT ACTION REQUIRED

Residential demolition application for 20 Portia Street, subject to the Demolition Control By-law.

Date:	November 12, 2007
To:	Scarborough Community Council
From:	Director of Building and Deputy Chief Building Official
Wards:	Ward 43 – Scarborough East
Reference Number:	2008SC004 IBMS Folder number 07-273669 DEM

SUMMARY

This staff report is about a matter that the Community Council has delegated authority to make a final decision.

In accordance with section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II, “Demolition Control”, application for demolition permit at 20 Portia Street is referred to Scarborough Community Council to refuse or to grant the application including any conditions, to be attached to the demolition permits.

RECOMMENDATIONS

Director of Building and Deputy Chief Building Official

It is recommended that:

1. The request to demolish the subject residential buildings be approved with the following conditions:
 - a. All debris and rubble be removed immediately after demolition and the excavations be filled in.

- b. The sites be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623 – 5 and 629 – 10, Paragraph B.
- c. 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;
- d. That the applicant for the demolition permit construct and substantially complete 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.
- e. That on failure to complete the new building within the time specified in (d) 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 the adoption of this report.

COMMENTS

The City of Toronto Municipal Code [Chapter 363, Article II, “Demolition Control” Subsection D(1)] requires that applications be referred to Community Council for consideration if no building permit is issued to erect a replacement building on the property.

On October 26th, 2007, John Koke of Sentex Homes, who is the applicant, submitted an application to demolish the existing single family dwelling and carport at 20 Portia Street.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The house is not listed or designated as Heritage properties.

The subject property is on Portia Street, east of Poplar Road and is zoned Single Family Residential in the Guildwood Community Zoning bylaw 9676.

In 2005, Sentex Homes acquired five houses on lots which had 75 feet widths on Portia Street. Four houses were demolished in 2006. The severance applications to create 40 feet lots were approved, but on the last lot, the severance could not be finalized since the existing house was straddling the proposed lot line and before the house could be demolished the timeframe to complete the conditions of the consent expired. Another application is required to complete the severance.

A condition of the new consent application requires the severance to be in conformity with the Zoning bylaw. In order to meet this condition, the house must be demolished.

CONTACT

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SIGNATURE

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Director of Building and
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Scarborough District

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ATTACHMENTS

1. Owner's Letter
2. Site Plan A

