



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application - 781 Craven Rd

<b>Date:</b>	October 7, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	P:\2008\Cluster B\BLD\Toronto and East York\2008TE039

#### SUMMARY

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This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the *Planning Act* and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 781 Craven Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

#### RECOMMENDATIONS

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**The Toronto Building Division recommends:**

1. That the Toronto and East York Community Council approve the application to demolish the subject residential building with the following condition:
  - (a) All debris and rubble be removed immediately after demolition;
  - (b) Any holes on the property be backfilled with clean fill.
  - (c) The site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 548 and Chapter 489 respectively, in the alternative
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site;

## **Financial Impact**

The recommendations in this report have no financial impact.

## **COMMENTS**

On August 28, 2008, David Bertucci of ARC Excavating and Contracting Solutions, the applicant, applied on behalf of the owner of the property (Canadian Citizen Bank) for a permit to demolish the residential building at 781 Craven Road (see survey attachment #1). The owner has retained the services of an engineer who has produced a report and noted a major tilt towards the rear of the property due to differential settlement of the soil. The existing dwelling also has cracks in the exterior walls. However, the dwelling is not in danger of immediate collapse nor is there need for any immediate measures to be taken to shore up the dwelling. Occupancy is not possible without extensive repairs. The owners of the property have decided to demolish this dwelling and sell the property for re-development in a vacant state.

Since the building permit for a replacement building has not been applied for nor will be applied for by the current owner, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit. The authority to approve these applications has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4) Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

## **CONTACT**

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## **SIGNATURE**

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Jim Laughlin, Deputy Chief Building Official and Director, Toronto Building  
Toronto and East York District

## **ATTACHMENTS**

Attachment 1: Survey

Attachment 1:

