



STAFF REPORT ACTION REQUIRED

Demolition Control Report 30 Warren Crescent

Date:	January 12, 2009
To:	Etobicoke York Community Council
From:	Mark Sraga, Director and Deputy Chief Building Official
Wards:	Ward 13
Reference Number:	2009EY003

SUMMARY

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

On December 22, 2008, Toronto Building received a Demolition Permit application to demolish a Two Storey Single Family Dwelling. To this date, Toronto Building has not received any Building Permit applications to replace the building.

In accordance with By-law No 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted to Community Council for consideration and decision due to the fact that a building permit has not been issued to replace the building. When considering this matter Community Council may make one of the following decisions; grant the demolition permit application, refuse the demolition application or grant the demolition with conditions.

RECOMMENDATIONS

Toronto Building recommends that Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the subject single family dwelling building because there is no permit application to replace the buildings on the site.
2. Approve the application to demolish the subject single family dwelling building without conditions.

3. Approve the application to demolish the subject single family dwelling building with the following conditions;
 - i. 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;
 - ii. that all debris and rubble be removed immediately after demolition;
 - iii. that any excavation and open foundations on the property are backfilled with clean fill;
 - iv. site be levelled so that there is no water accumulation, sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - v. enter an agreement with the City for beautification plan for the site prior to issuance of demolition permit.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this Report.

COMMENTS

On December 22, 2008 Toronto Building received a Demolition Permit application for a Single Family Dwelling at 30 Warren Crescent. The building is not listed on the City's Inventory of Heritage Properties and it is currently vacant.

Memorandums were forwarded to the area Councillor, Urban Forestry and Heritage for review and response. To this date, Toronto Building has not received any comment from the area Councillor and from Urban Forestry. Staff from Heritage has indicated that they have no interest in the above mentioned property.

The applicant has submitted an Engineering Report on the assessment of conditions associated with the dwelling. In this report, the Professional Engineer indicates that there are some structural and moisture problems in the basement. This is mostly due to the lack of maintenance of the dwelling as well as structural problems in the basement floor framing and in the roof framing. It appears to be there was a fire in the attic space and an attempt made to repair the damaged roof framing.

During a recent inspection, it has been observed that the building has not been demolished.

The application is being referred to the Etobicoke York Community Council for consideration because Toronto Building has not received an application to replace the

building that is being demolished. In such cases, By-law 1009-2006, and the Municipal Code, requires City Council to issue or refuse the demolition permit.

In accordance with By-law 1009-2006 1.D. (4), Council may impose any reasonable conditions which have regard to the nature of the residential property, including the preservation of significant natural features, as well as requiring the erection and maintenance of structures and enclosures. In addition, under the City of Toronto Act, Council may revoke the demolition permit if the demolition has not been seriously commenced six months after the permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one (1) year.

Given it is the applicant's intention to demolish the building and leave the site vacant, it is my opinion that reasonable conditions would include the removal of debris, maintenance of the site in accordance with the City's Property Standards By-law and the erection of fencing if deemed necessary during the demolition of the dwelling.

CONTACT

Sait Toprak, P.Eng.
Manager, Plan Review
Etobicoke York District
Tel No: (416) 394-8010
Fax No: (416) 394-8209
stoprak@toronto.ca

SIGNATURE

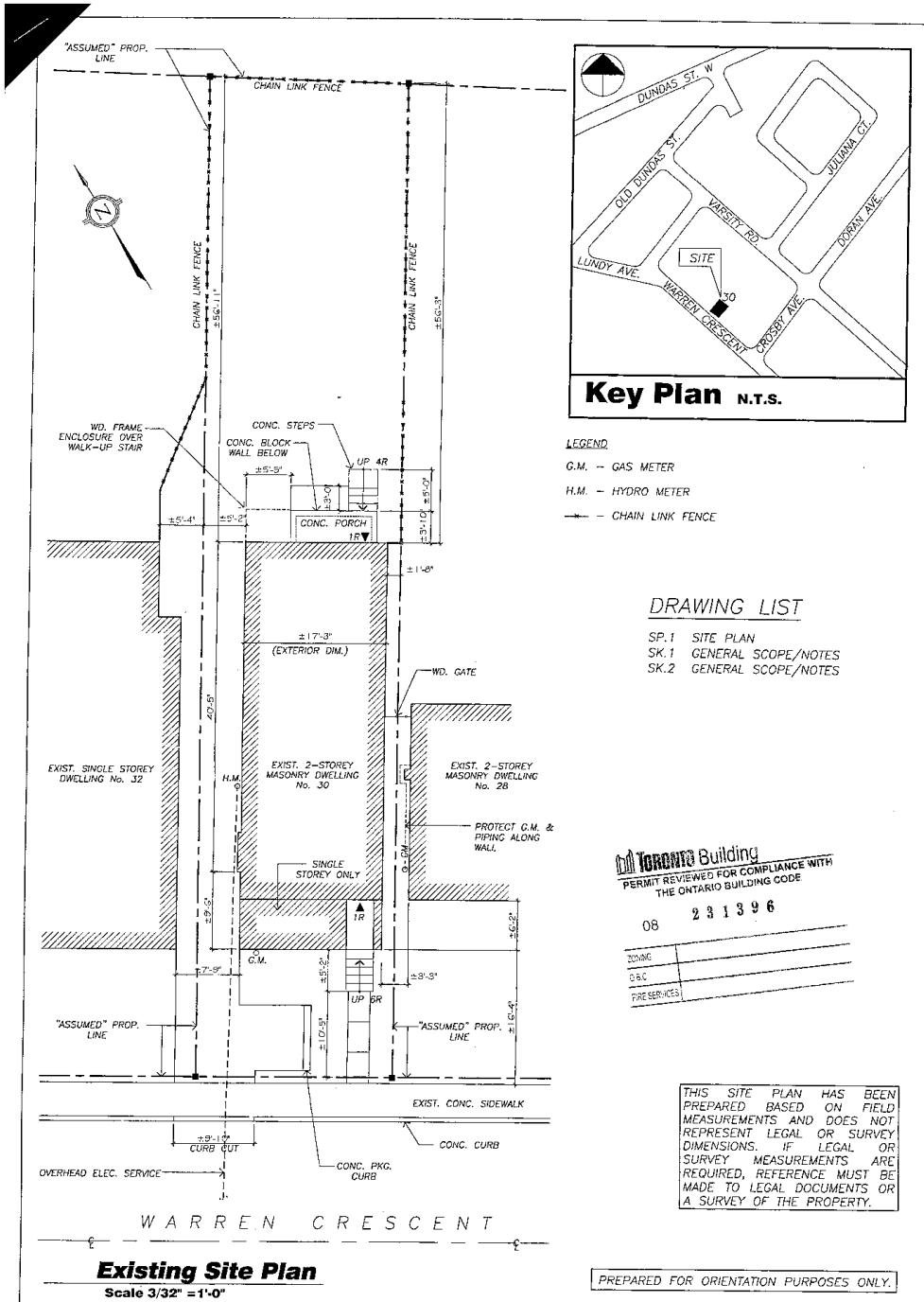
Mark Sraga
Director of Building and
Deputy Chief Building Official
Etobicoke York District

ATTACHMENTS

1. Site Plan
2. Picture

Applicant's Info
Matthew Molson
Leda Restoration
137 Queen Street East
Mississauga, Ontario
L5G 1N1

Tel: (905) 891-5051
Fax: (905) 891-5772



DI SCIPIO ASSOCIATES INCORPORATED
 1175 VICKERMAN DRIVE
 VANDERBILT, ONTARIO L4L 8R1
 T. 416.222.9921 F. 905.264.1282

LICENSED PROFESSIONAL ENGINEER
 12-16-08
 R. DI SCIPIO
 PROVINCE OF ONTARIO

ISSUE	DESCRIPTION	DATE
1	ISSUED FOR DEMOLITION PERMIT	12/18/2008

PROJECT:
DEMOLITION OF A TWO-STORY DWELLING

LOCATION:
**30 WARREN CRESCENT
 TORONTO, ONTARIO**

CARNO:
**LEDA RESTORATION
 MR. MATT MOLSON**

TITLE:
SITE PLAN

PROJECT NO.:
28810

EXAMINER:
TD/RDS

REVIEWED BY:
R.D.S.

FILE CREATION DATE:
12/18/2008

SCALE:
3/32"=1'-0"

FILE NUMBER:
28810_30WARREN CRES.

DWG. NO.:

Site Plan



30 Warren Crescent – Front Elevation