



STAFF REPORT ACTION REQUIRED

Request to grant or refuse the application to demolish a residential building at 167 Chesterton Shores with no building permit issued.

Date:	February 5, 2009
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East Ward 44
Reference Number:	2009SC002 File # 09-102985 DEM

SUMMARY

This 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 167 Chesterton Shores to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

Toronto Building, Scarborough District, recommends that Scarborough 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; and
- d) that any holes on the property are backfilled with clean fill.

Financial Impact

Future property tax revenues may be reduced due to a change in the property's classification.

COMMENTS

On January 16, 2009, applicant, Mario Munguia 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 one storey residential building at 167 Chesterton Shores. The owner has not made a permit application to replace the building. In a letter dated January 16, 2009, TRCA confirms that no replacement structures will be built on the property. The land will remain vacant and will be converted to green space for park development of the Port Union Waterfront Park.

The subject property is zoned Residential (R2) in the Township of Pickering Zoning By-law No. 1978. The use of the land as a Park is a permitted use under the zoning by-law. 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 No. 1009-2006 requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

Steve Franklin, P.Eng.
Director of Building and
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Scarborough District

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ATTACHMENTS

Attachment 1 – Letter from TRCA
Attachment 2 – Location plan