

September 10, 2009

Mr. Steve Franklin
Director/Deputy Chief Building Official
City of Toronto – East District
Scarborough Civic Centre
150 Borough Drive
Toronto, Ontario
M1P 4N7



Delivered by Hand

Dear Mr. Franklin:

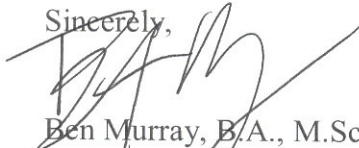
Re: 1465 Birchmount Road – Demolition of Existing Building (Demolition Permit Application 09 156238 DEM 00 DM)

We are requesting the City of Toronto East District to release the demolition permit for the existing structure at 1465 Birchmount Road. This house that was used as a school designated for demolition is continuing to decay and is a liability to the city and the neighbourhood. We understand from the Building Department of Scarborough that the demolition permit cannot be released without the simultaneous release of the building permits of our small seven unit townhouse project (Block A – 3 units building permit application 09-156254 and Block B – 4 units building permit application 09-156261).

We have enlisted the consultation of Mr. Bert Farago, P. Eng., a structural engineer, to review the status of the structure of the building and prepare a report. His report, as you will see as per the attached, calls for the structure to be demolished as soon as possible. We have received the required stakeout information as well as the utility disconnections to the building from the street. The property is presently being surveyed and fencing is will be ready to be installed.

We thank you for interest and your concern in this matter.

Sincerely,


Ben Murray, B.A., M.Sc.
Project Manager (Mobile: 416.419.2829)
Barabco Design/Build

c.c. Leonard Copetti – Copkot Holdings Inc.
David Stewowczyk – Municipal Licensing & Standards Officer – East District

3956 Chesswood Drive
Toronto, Ontario
M3J 2W6

Tel: 416.636.0502/Fax: 416.636.6863

Attachment 1 - Letter from Applicant

**B. FARAGO & ASSOCIATES INC.
CONSULTING ENGINEERS**

**TELEPHONE: (416) 444-5035
FAX: (416) 444-8791
BERTFARAGO@SYMPATICO.CA**

83 Larkfield Drive
Don Mills, Ontario
M3B 2H5

**Barabco Design / Build
3956, Chesswood Drive,
North York, Ont.
M3J 2W6**

September 9, 2009

**Attn: Ben Murray,
Re 1465, Birchmount Road,
Dear Sirs,**

B. Farago & Associates were instructed to investigate the condition of an abandoned school/house at the above site. Bert Farago, P. Eng. visited the site with Mr Ben Murray on September 8, 2009.

The building has not been occupied for over five years and it is in a badly deteriorated condition. About thirty percent of the roof shingles are missing and, as a consequence, water is standing in the basement; the ceiling in many parts of the house fell off due to the ingress of water and the drywall is missing in some areas. There is a pungent smell throughout the house and some of the roof rafters appear to be badly decayed and close to collapse.

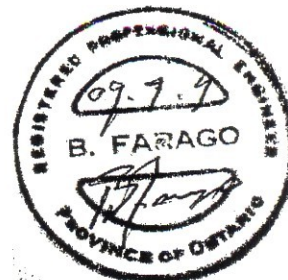
The attached photographs illustrate these conditions. While there is a sign posted on the front of the house warning people not to enter, children may have played around the house, in the back of the house or may have entered the house, even though it is locked up.

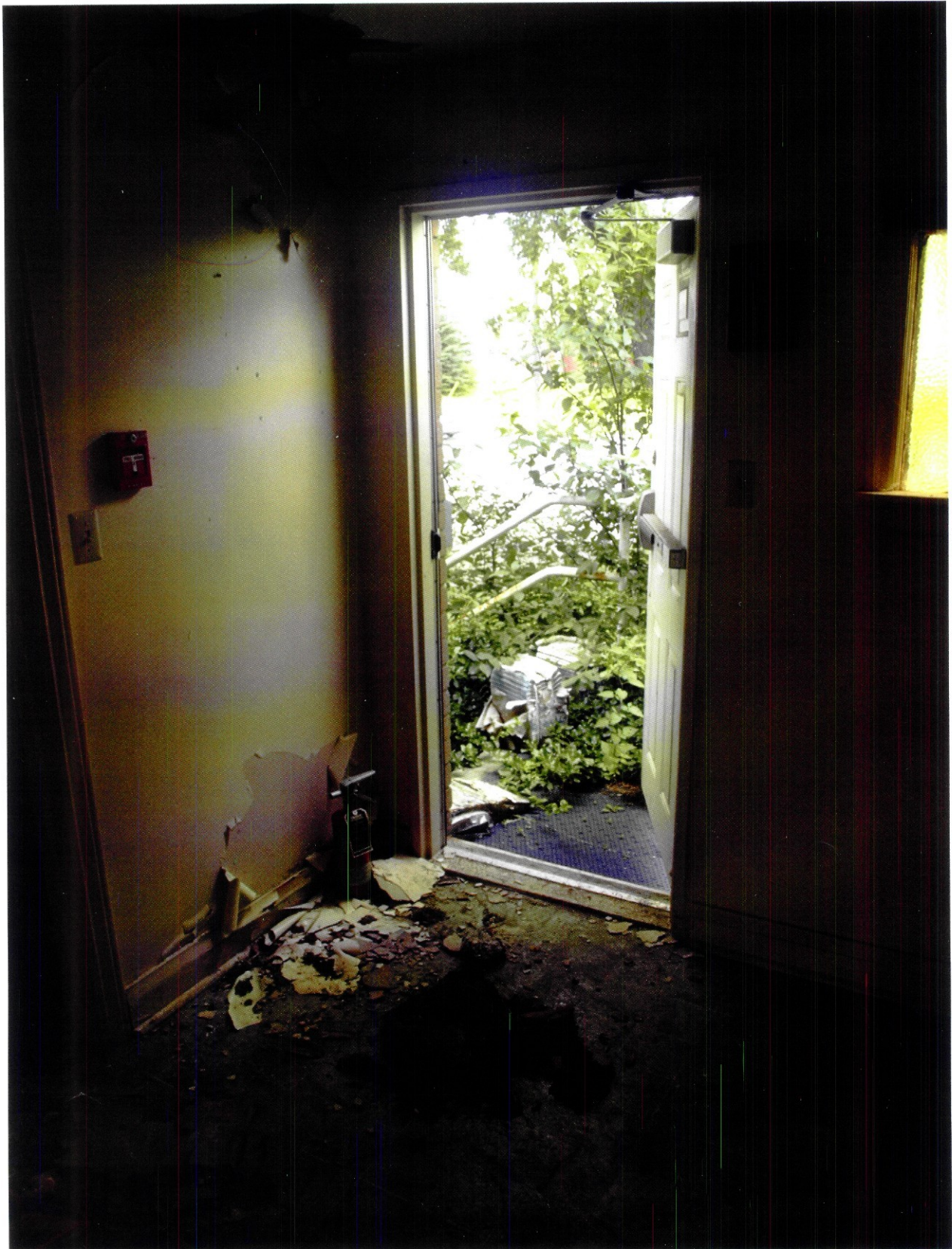
It is my opinion that this building is a safety hazard as the roof can collapse in a snow or wind storm at any time.

My recommendation is to demolish this house without further delay.

B. Farago & Associates Inc.

**B. Farago, P. Eng.
465 Birchmount**





Attachment 2 – Report from Consulting Engineers
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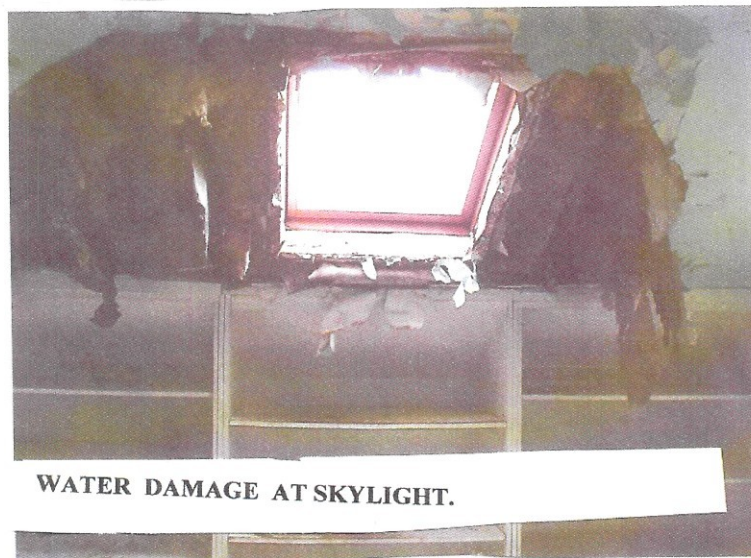
Front Entrance of School – Fire Alarm Pull Station; Fire Extinguisher; Emergency Egress Door Hardware



FRONT ELEVATION. SEE CONDITION OF ROOF.



BACK ELEVATION



WATER DAMAGE AT SKYLIGHT.



GENERAL CONDITION OF THE INTERIOR.



WATER DAMAGE ON THE CEILING,



WARNING SIGN AT THE FRONT.