



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 707 Richmond Street West

Date:	March 23, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 (Trinity-Spadina)
Reference Number:	P:\2009\Cluster B\BLD\Toronto and East York\2009TE027

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer to the demolition application for 707 Richmond Street West to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

RECOMMENDATIONS

Toronto Building Recommends:

1. That Toronto and East York Community Council approve the application to demolish the subject residential building with the following conditions:
 - a) that all debris and rubble be removed immediately after demolition;
 - b) that any holes on the property are backfilled with clean fill;
 - c) that prior to the issuance of the demolition permit the conditions outlined by Urban Forestry as in letter dated Nov 17, 2008 are completed to the satisfaction of Urban Forestry; OR

2. In the alternative, Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On October 29, 2008, Greg Patterson, as applicant and current owner, applied for a permit to demolish the existing one storey detached residential building at 707 Richmond Street West.

In accordance with the Residential Demolition Control By-law #1009-2006, the applicant posted a sign on the property for 14 days giving notice of the intention to demolish the property. An objection has been received regarding the proposed demolition by the South District Forestry, T.E.Y., Tree Protection and Plan Review, Parks, Forestry and Recreation Division on November 17, 2008.

In accordance with Section 2 of the City of Toronto Act, 1991 (No. 4), c. Pr24, S.O.1991, 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.

A building permit application (08-216864 BLD) proposing a new three storey single family detached dwelling at this site was received on October 29, 2008. The subsequent plans review and notice sent (November 13, 2008) outlined various Building Code non-compliances that have, to date not been adequately addressed by the designer. This application is currently pending resolution to those Building Code issues.

In such cases, where either an objection to the demolition permit is received, and/or where no replacement building permit has been issued, the Municipal Code requires the Community Council to issue or refuse the demolition permit.

This property is currently zoned (under By-law 438-86, as amended) "R3 Z1.0" which, amongst other permitted uses, does permit single family detached dwellings.

CONTACT

Victor Araujo, P. Eng, Manager, Plan Review, South District, Tel.: (416) 392-0480; Fax: (416) 392-0721, email address: VICTOR@toronto.ca.

SIGNATURE

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of Demolition Permit Application for 707 Richmond Street West
Copy of Survey of 707 Richmond Street West
Copy of the Circulation Memo to Councillor Pantalone, Urban Forestry and Heritage Preservation
Copy of the email of objection by Tree Protection and Plan Review, South
Copy of Building Permit Application for 707 Richmond Street West
Copy of recent photos of existing building at 707 Richmond Street West