



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 214 Sherbourne Street

| | |
|--------------------------|--|
| Date: | March 11, 2009 |
| To: | Toronto and East York Community Council |
| From: | Director, Toronto Building, Toronto and East York District |
| Wards: | Ward 27 - Toronto Centre - Rosedale |
| Reference Number: | P:\2009\ClusterB\BLD\Toronto and East York\2009TE025 |

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 the demolition application for 214 Sherbourne Street to Community Council, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

RECOMMENDATIONS

1. That Toronto and East York Community Council approve the application to demolish the subject residential building with the following conditions:
 - (a) All debris and rubble be removed immediately after demolition;
 - (b) Any holes on the property be backfilled with clean fill ; OR,
2. In the alternative, refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On January 27, 2009, Helmuth Strobel of Tiffany Development, as applicant for the owner, Rekha Taneja, applied for a permit to demolish the two storey, residential building at 214 Sherbourne Street.

No objection has been received regarding the proposed demolition. There is no permit issued for a replacement building at the property.

214 Sherbourne Street is part of an overall development plan for a high rise residential building. The project is illustrated in drawings SK1 to SK3 and A 2.1. Attached, is a letter from the applicant, dated March 2, 2009, outlining the reason for the request to demolish. The owner wishes to demolish the 2 storey residential building at 214 Sherbourne Street in order to eliminate vandalism.

The application is being referred to the Toronto and East York Community Council because the City's record indicates the building contains one residential unit and no building permit for a replacement building has been issued. In such cases, the Municipal Code requires the City Council or Community Council to issue or refuse the demolition permit.

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. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

Peter Au, P.Eng., Manager, Plan Review, Toronto Building, Toronto and East York District

Tel: (416) 392-7599, Fax: (416) 392-7536, E-mail: pau@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment #1 – SK1 to SK3

Attachment #2 – A 2.1

Attachment #3 – Letter, dated March 2, 2009