

**Residential Demolition Application –
47 Poulett Street**

Date:	September 18, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 28 Toronto Centre - Rosedale
Reference Number:	P:\2009\Cluster B\BLD\Toronto and East York\2009TE051

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 47 Poulett 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 August 14, 2009, Tafon Kingsley, as applicant for the owner, 2096273 Ontario Ltd., applied for a permit to demolish the two storey single family dwelling building at 47 Poulett Street.

No objection has been received regarding the proposed demolition. There is no permit applied for nor issued for a replacement building at the property.

47 Poulett Street is part of an overall development plan for a 4 storey residential building, under the name of Poulett Place. The project is illustrated in drawing AOO. The development will be the subject of a future Site Plan Review. The owner wishes to demolish the 2 storey residential building at 47 Poulett Street in order to meet important construction timelines. Furthermore, the single family dwelling is in a vandalized condition as illustrated in the four (4) attached photos.

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

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SIGNATURE

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

ATTACHMENTS

Attachment #1: Copy of the Demolition Permit Application for 47 Poulett

Attachment #2: Drawing AOO

Attachment #3: IMAGE_1.JPEG

Attachment #4: IMAGE_2.JPEG

Attachment #5: IMAGE_3.JPEG

Attachment #6: IMAGE_4.JPEG