



STAFF REPORT ACTION REQUIRED

Request to Grant or Refuse the Application to Demolish a Residential Building at 1255 Kennedy Road with No Building Permit Issued.

Date:	December 02, 2009
To:	Scarborough Community Council
From:	Director of Toronto Building, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	2010SC001 File No: 09-187052

SUMMARY

This staff 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 1255 Kennedy Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permits.

RECOMMENDATIONS

Toronto Building, Scarborough District, recommends that:

- 1) The application to demolish the subject residential building be approved 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;
- d) that any holes on the property are backfilled with clean fill;

Financial Impact

There are no financial implications resulting from this report.

COMMENTS

On November 10,2009, Mr. George Persichilli submitted a demolition permit application to demolish an existing single family dwelling at 1255 Kennedy Road. The owner does not intend to construct a replacement building.

In a letter dated October 13, 2009, the applicant indicated that the property contains an existing single family dwelling at the front and an existing commercial building at the rear. The applicant, who is the president of Snow City Cycle Marine at the rear of the property, wishes to demolish the vacant house thus increasing the visibility of his business.

The subject property is zoned Mixed Employment and Industrial Commercial in the Dorset Park Employment District, By-law No. 24982. Residential is not a permitted use. The existing single family dwelling is considered to be legal non conforming and is not listed on the City's Inventory of Heritage Properties. Based on the submission, no approval from Toronto Public Health is required.

The demolition 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 or to redevelop the site. In such cases, By-law 1009-2006 requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

Steve Franklin, P. Eng.
Director and Deputy Chief Building Official
Scarborough District

Applicant's Information:

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ATTACHMENTS

Attachment 1 - Letter from Applicant