



## STAFF REPORT ACTION REQUIRED

### Request to grant or refuse the application to demolish a residential building at 6351 Steeles Avenue East with no building permit issued.

<b>Date:</b>	February 10, 2010
<b>To:</b>	Chair and Members, Scarborough Community Council
<b>From:</b>	Director, Toronto Building, Scarborough District
<b>Wards:</b>	Scarborough Rouge River, Ward 42
<b>Reference Number:</b>	2010SC003 File # 09-188528 DEM

### SUMMARY

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This 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 6351 Steeles Avenue East to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

### RECOMMENDATIONS

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**Toronto Building, Scarborough District, recommends that Scarborough Community Council:**

1. Approve the application to demolish the subject residential building at 6351 Steeles Avenue East 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; and
- d) that any holes on the property are backfilled with clean fill.

## **Financial Impact**

Future property tax revenues may be reduced due to a change in the property's classification.

## **COMMENTS**

On November 17th, 2009, applicant, Pedrum Naddaf, submitted a demolition permit application on behalf of the owner, Manulife Financial, to demolish the one storey residential building at 6351 Steeles Avenue East. The owner has not made a permit application to replace the building. In a letter from Manulife Financial, they have confirmed that this building has been vacant for a long time and is not maintained. It is not architecturally or structurally sound for any occupancy. There are illegal activities taking place and also it is used by homeless persons from time to time.

Manulife Financial has decided to demolish the building to avoid the issues mentioned above.

Heritage Preservation Services has reviewed this application and has given it's clearance to demolish the building.

The subject property is Industrial (M) in the Tapscott Employment district By-law Number 24982. These lands are to be developed in accordance with the Industrial designation.

This application is being referred to Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant does not wish to replace it with another residential building. In such cases, By-law No. 1009-2006 requires Community Council to issue or refuse the demolition permit.

## **CONTACT**

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## **SIGNATURE**

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

### Applicant's Information:

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## **ATTACHMENTS**

Attachment 1 – Letter from applicant  
Attachment 2 – Site plan