



STAFF REPORT ACTION REQUIRED

Request to Grant or Refuse the Application to Demolish a Residential Building at 12 Hallbank Terrace with No Building Permit Issued.

Date:	April 21, 2010
To:	Scarborough Community Council
From:	Director of Toronto Building, Scarborough District
Wards:	Ward 41 – Scarborough Rouge River
Reference Number:	

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 12 Hallbank Terrace 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;
- e) that the approval of Toronto Public Health is obtained prior to the permit issuance.

Financial Impact

There are no financial implications resulting from this report.

COMMENTS

On March 26, 2010, Ken Schoonhoven of Quantum Murray LP submitted a demolition permit application to demolish an existing single family dwelling at 12 Hallbank Terrace. A building permit application for the replacement building has not been made.

In a letter dated April 16, 2010, the solicitors for the owner submitted a letter stating that the owner intends to demolish the property due to extensive fire damage to a marijuana grow operation. The owner's plan is to market and sell the land once the demolition had been completed.

A dust control plan and a designated substance audit have been received and forwarded to Toronto Public Health for their review.

A separate building permit application has also been made so that the party wall, which will be exposed due to the proposed demolition, can act as an exterior wall for the neighbour at 10 Hallbank Terrace. The review of the application is in progress.

The subject property is zoned Two Family Residential in the Agincourt Community By-law No. 10076. The building is not listed on the City's Inventory of Heritage Properties.

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

Gene Lee, P.Eng.
Manager, Plan Review
Tel: (416) 396-4300
Fax: (416) 396-5231
E-Mail: glee@toronto.ca

SIGNATURE

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

Applicant's Information:

Ken Schoonhoven
Quantum Murray LP
345 Horner Avenue
Toronto, ON
M8W 1Z6

Tel: (416) 253-6000 ext. 203
Fax: (416) 253-6699
E-mail: kschoonhoven@qmpl.ca

ATTACHMENTS

Attachment 1 - Letter from Owner's Solicitor
Attachment 2 – Demolition Dust Control Plan