



STAFF REPORT ACTION REQUIRED

Request to grant or refuse the application to demolish a residential building at 3354 Kingston Road with no building permit issued.

Date:	May 31, 2010
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Southwest, Ward 36
Reference Number:	File # 10-123390 DEM 2010SC005

SUMMARY

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 3354 Kingston Road to Scarborough Community Council to grant or refuse the application, including any conditions, if any, to be attached to the permit.

RECOMMENDATIONS

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

1. Approve the application to demolish the subject residential building at 3354 Kingston Road 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 in accordance with the Municipal Code Chapter 363-12, the applicant for the demolition permit constructs and substantially completes the new building to be erected on the site of the residential property to be demolished not later than two years from the day demolition of the existing building is commenced; and
- f) that on failure to complete the new building within the time specified in (e) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000) for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and that such sum shall, until payment, be a lien or charge upon the lands in respect of which the permit to demolish the residential property is issued.

Financial Impact

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

COMMENTS

On January 19, 2010, Justin Goulding, submitted a demolition permit application on behalf of the owner, 723999 Ontario Limited., to demolish the one storey residential building at 3354 Kingston Road. The owner has not made a permit application to replace the building. The owner's engineer has stated that the building is not structurally sound and is not suitable for repair due to the extent of the fire damage and deterioration of the structure. His recommendation is the house is not salvageable and there is no alternative to complete demolition. There is also an order against the property to have the structure removed due to the condition of the building. The owner wishes to demolish the structure as soon as possible to ensure that public safety is maintained.

The owner has intentions of developing the property, but is currently several months away from being able to complete all the requirements for building permit issuance.

The subject property is zoned Multiple-Family Residential (M) in the Scarborough Village Community By-law Number 10010.

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 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

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

Applicant's Information:

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Owner's Information

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ATTACHMENTS

Attachment 1 – Letter from owner
Attachment 2 – Site plan