



STAFF REPORT ACTION REQUIRED

Request to grant or refuse the application to demolish a residential building at 64 Wandering Trail with no building permit issued.

Date:	May 31, 2010
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Rouge River, Ward 42
Reference Number:	File # 10-123390 DEM 2010SC006

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 64 Wandering Trail 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 64 Wandering Trail 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 February 25, 2010, Ken Schoonhoven of Quantum Murray LP, submitted a demolition permit application on behalf of the owner, CIBC Mortgages Inc., to demolish the two storey residential building at 64 Wandering Trail. The owner has not made a permit application to replace the building. In a letter from CIBC Mortgages Inc., they have confirmed that this building was used as a Marijuana Grow Operation and the damages to the building are too extensive, therefore they are recommending that the building be demolished. The vacant land is to be sold after.

The subject property is zoned Single Family Residential (S) in the Malvern Community By-law Number 14402.

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

Robert Lue, P.Eng.
Manager, Plan Review
Tel.: (416) 396-8225
Fax: (416) 396-5231
E-Mail: Lue@toronto.ca

SIGNATURE

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

Applicant's Information:

Ken Schoonhoven,
Quantum Murray LP,
345 Horner Ave
Toronto, ON
M8W 1Z6
Tel.: (416) 253-6000 ext 203
E-mail: kschoonhoven@qmlp.ca

ATTACHMENTS

Attachment 1 – Letter from owner's solicitor
Attachment 2 – Site plan