



**STAFF REPORT
ACTION REQUIRED**

Request to grant or refuse the applications to demolish residential buildings at 280 and 282 Scarborough Golf Club Road with no building permits issued.

Date:	July 8, 2010
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough Southwest, Ward 36
Reference Number:	2010SC007 File # 10-203423 DEM & 10-203416 DEM

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 applications for 280 and 282 Scarborough Golf Club Road to Scarborough Community Council to grant or refuse the applications, including any conditions, if any, to be attached to the permits.

RECOMMENDATIONS

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

1. Approve the applications to demolish the subject residential buildings at 280 and 282 Scarborough Golf Club 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 permits constructs and substantially completes the new buildings 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 buildings are commenced;
- 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; and
- g) that all privately and publicly owned trees, which are protected by the City of Toronto By-laws, be protected in accordance with the By-laws during the demolition process.

Financial Impact

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

COMMENTS

On June 22, 2010, Accentia Development Inc., who is the applicant and owner, submitted two demolition permit applications to demolish two single family residential buildings at 280 and 282 Scarborough Golf Club Road. The owner has not made any permit applications to replace the buildings. According to a letter provided by Mr. Gennaro DiSanto, President of Guildwood Greens Development Inc., the houses at 280 and 282 Scarborough Golf Club Road are required to be demolished in order to install the site servicing. The site is being redeveloped for a condominium containing 15 dwelling units. A separate site servicing permit will also be required. After the site servicing work is completed the owner intends to apply for the building permits for the 15 new dwelling units.

The subject property is zoned Two Family Residential (T) with exception 46 in the Scarborough Village Community By-law Number 10010.

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

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:
Accentia Development Inc
Attn: Gennaro Disanto
7611 Pine Valley Drive, Suite 31
Vaughan, ON
L4L 0A2
Tel: 905-850-7864
Fax: 905-850-5805

Owner's Information
Accentia Development Inc
Attn: Gennaro Disanto
7611 Pine Valley Drive, Suite 31
Vaughan, ON
L4L 0A2
Tel: 905-850-7864
Fax: 905-850-5805

ATTACHMENTS

Attachment 1 – Letter from applicant/owner

Attachment 2 – Site plan