

## **Request to demolish the residential building at 3004 Kennedy Road.**

<b>Date:</b>	October 7, 2013
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director and Deputy Chief Building Official, Scarborough District
<b>Wards:</b>	<b>Ward 39 – Scarborough- Agincourt</b>
<b>Reference Numbers:</b>	<b>File No. 2013SC007 Folder No. 13-231737 DEM 00 DM</b>

### **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 3004 Kennedy Road 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 3004 Kennedy 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,;
  - b) that all debris and rubble be removed immediately after demolition;

- c) that sod or similar ground cover be laid on the site and 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 immediately after the demolition;
- e) that the approval of Toronto Public Health is obtained prior to the permit issuance; and
- f) 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 September 6, 2013, an application for a demolition permit for the vacant single family dwelling located at the above noted property was submitted by Larry Varlese, on behalf of Varlese Brothers Ltd., the owner of the property. The applicant contacted Toronto Building to request a report be tabled at the next Scarborough Community Council Meeting due to the fact that an application for a replacement dwelling will not be submitted.

A Location Map and an Aerial View are included (attachments 1 & 2) showing the location of the property to be demolished. A survey (attachment 3), that shows the existing house to be demolished, has been submitted with the demolition application.

The owner has also submitted with the demolition application, a letter outlining the reason for the demolition of the existing dwelling, stating the property cannot be insured unless major and expensive repairs are performed therefore, the owner would like to demolish the residence to prevent it from becoming a detriment to the nearby neighbourhood. The owner also advised of his plans not to apply for a replacement building. The letter is attached for information (attachment 4).

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.

The application for the demolition of the single family dwelling has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor.

## **CONTACT**

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## **SIGNATURE**

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John Heggie  
Director and Deputy Chief Building Official  
Scarborough District

## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: Aerial View  
Attachment 3: Survey of the property  
Attachment 4: Owner's letter