



STAFF REPORT ACTION REQUIRED

Request to grant or refuse the application to demolish a residential building at 87 Morningside Avenue with no building permit issued.

Date:	October 17, 2013
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East, Ward 43
Reference Number:	2013SC008 File # 13-251459 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 application for 87 Morningside Avenue 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 87 Morningside Avenue 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 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 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 Oct 16, 2013, Mr. Joe Bandl, City of Toronto, who is the applicant, submitted a demolition permit application to demolish a single family residential building at 87 Morningside Avenue. The owner, who is the City of Toronto, has not made any permit application to replace the building at this time. The house has been vacant since 2010 and is in poor condition and is to be demolished. The primary interest of the owner of the land is to secure access to the trail and to protect the wooded natural area of the rest of the lands which are adjacent to the house.

The subject property is zoned Major Open Space (O) in the Guildwood Community By-law Number 9676 and also zoned Open Space – Natural zone (ON) in the new Zoning By-law 569-2013. Residential use is not a permitted use in either of the By-laws.

The existing house is not a designated historical building.

The lands are subject to Toronto and Region Conservation Authority and they have no concerns with the issuance of the demolition of the existing structure.

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

John Heggie.
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 – Site Plan
Attachment 2 – Photo 1 of house
Attachment 3 – Photo 2 of house