



## STAFF REPORT INFORMATION ONLY

### Report Regarding the Condition of the Property at 9 Chancellor Drive

<b>Date:</b>	June 3, 2013
<b>To:</b>	City Council
<b>From:</b>	Chief Building Official and Executive Director, Toronto Building
<b>Ward:</b>	38 Scarborough Centre
<b>Reference Number:</b>	CC13011

#### **SUMMARY**

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At its meeting on May 14, 2013, Scarborough Community Council requested the Director, Toronto Building, Scarborough District to report directly to City Council on a review of the condition of the fire-damaged structure at 9 Chancellor Drive in view of neighbourhood safety concerns and the possibility of demolition.

The house at 9 Chancellor Drive is a small bungalow which was damaged by fire in March of 2012. Since the fire, fencing has been in place to protect the site from unauthorized access.

Unforeseen circumstances following the fire hindered the property owner's ability to proceed expeditiously with work on the property. The inspector has been advised that those have been resolved and the owner has made a commitment to demolish the building before the end of July. Should the owner fail to resolve the unsafe condition in that time frame, the Chief Building Official will take action to make the building safe.

#### **Financial Impact**

There is no financial impact associated with this report.

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#### **DECISION HISTORY**

At its May 14, 2013 meeting, Scarborough Community Council adopted a motion from Councillor Glen De Baeremaeker, requesting the Director, Toronto Building,

Scarborough District, in consultation with the City Solicitor, report directly to City Council on a review of the condition of the property at 9 Chancellor Drive, regarding safety issues and the possibility of the lot being cleared of the damaged structure.

## **ISSUE BACKGROUND**

On March 4, 2012, the house at 9 Chancellor Drive was extensively damaged by fire.

Following the fire, an Order was issued by the Inspector pursuant to Subsection 15.9(4) of the *Building Code Act, 1992* requiring the owner to secure the site to prevent access to the building and then to obtain a permit for the demolition or reconstruction of the building.

Within a short time following the fire, the rear of the house was demolished by the owner, where the damage was more severe. The partial demolition removed the immediate unsafe condition.

Since the fire, the site has been fenced to prevent access. At the time this report was written, the owner has not applied to the City for a permit to demolish or reconstruct the building.

## **COMMENTS**

Due to unforeseen circumstances following the fire, the property owner has been unable to proceed expeditiously with work on the property. The owner advised Toronto Building staff that he is now in the process of engaging a contractor to demolish the structure. The owner has committed to complete demolition by the end of July.

Where a property is unsafe, Toronto Building staff attempt to engage property owners to have them swiftly undertake the necessary remedial actions to the satisfaction of all parties. When there is an immediate threat to public safety, the Chief Building Official can use the powers under the *Building Code Act, 1992* to undertake remedial measures to make a building safe. In the majority of cases where a building is damaged by fire, site fencing is a reasonable measure to restrict access to an unsafe site while investigations are completed and the owner determines whether demolition or reconstruction is the best route to address the unsafe condition.

In the case of the house at 9 Chancellor Drive, the site has been fenced since the fire occurred. Neighbours are now concerned that unauthorized persons may climb the fence and access the building. Toronto Building inspectors have attended the site and determined that the site fencing is consistent with the type of fence usually installed at construction/demolition sites to prevent unauthorized entry.

Should the owner fail to demolish the structure, as he has promised, the Chief Building Official will commence the necessary steps to remove the unsafe condition and protect the public.

Legal Services was consulted in the preparation of this report.

## **CONTACT**

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and Director, Scarborough District

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## **SIGNATURE**

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Ann Borooah  
Chief Building Official and Executive Director  
Toronto Building