This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a vacant single family dwelling at 2073 Dufferin Street is referred to the North York Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the North York Community Council grants issuance of the demolition permit, it may impose conditions if any, to be attached to the demolition permit.

RECOMMENDATIONS

Toronto Building recommends that the North York Community Council give consideration to the demolition application for 2073 Dufferin Street and decide to:

1) Refuse the application to demolish the single family dwelling because there is no permit to replace the building on the site; or,
2) Approve the application to demolish the single family dwelling without conditions; or

3) Approve the application to demolish the single family dwelling 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 be laid on the site and 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 change due to a change in the property's classification.

COMMENTS

On September 12, 2013, Alfredo Lourenco, representing the owner Lourenco Investments Limited, submitted a demolition permit application to demolish an existing single family dwelling at 2073 Dufferin Street. A building permit application for the replacement building has not been made.

In a letter dated September 10, 2013, Alfredo and Maria Lourenco stated that the house was purchased as an investment property. However, the owners have experienced trouble finding tenants. The house has been vacant for a number of years, is uninhabitable and in need of major renovation. The house is located at the rear of 2069 Dufferin Street and is accessed via a shared driveway with a 24 hour mechanical shop. The access and noise from the shop make rebuilding a house a risky investment. The owners do not intend to construct a new house to replace the demolished one.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the building or to redevelop the site. In such cases,
Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

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SIGNATURE

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ATTACHMENTS

1. Site Plan
2. Applicant's letter

2073 Dufferin Street