



STAFF REPORT ACTION REQUIRED

Request to grant or refuse the application to demolish a residential building at 67 Kirkdene Drive with no building permit issued.

Date:	December 8, 2014
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Scarborough East, Ward 44
Reference Number:	2015SC002 File # 14-259855 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 67 Kirkdene Drive 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 67 Kirkdene Drive 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;
- 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;
- f) that the applicant for the demolition permit construct and substantially complete the new building to be erected on the site of the residential property where the house is to be demolished not later than two years from the day demolition of the existing building is commenced; and
- g) that on failure to complete the new building within the time specified in (f) 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 land in respect of which the permit to demolish the residential property is issued.

Financial Impact

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

COMMENTS

On December 3, 2014, Mr. Steve Shirriff, Your Home Developments (Kirkdene) Inc., who is the applicant and owner, submitted a demolition permit application to demolish a single family residential building at 67 Kirkdene Drive. The owner has not made any permit application to replace the building at this time and in his letter submitted with his demolition application he has stated that the house has been vacant and has had some recent vandalism. He says that it would be in the best interest of the neighbourhood to remove the existing structure for aesthetic and safety concerns. The lands were recently rezoned to allow for a subdivision consisting of 3 semi detached residential buildings.

Under the Residential Demolition Control Bylaw 1009-2006 he will have to complete the new building within two years from the day the demolition of the existing building is commenced or he will have to pay to the City twenty thousand dollars for failing to construct and substantially complete the replacement building within the two years.

The subject property is in the Two Family Residential (T) zone in the Centennial Community By-law Number 12077 and in the Residential Semi-Detached (RS) zone in the new City wide bylaw Number 569-2013.

The existing house is not a designated historical building.

The lands are not subject to Toronto and Region Conservation Authority.

This application is being referred to Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not applied for a replacement building permit at this time and wishes to demolish it ahead of obtaining a replacement building permit. 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 and Deputy Chief Building Official
Toronto Building
Scarborough District

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ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Letter from applicant/owner