

**Residential Demolition Application
17 Fishleigh Drive**

Date:	October 16, 2015
To:	Chair and Members, Scarborough Community Council
From:	Director, Toronto Building, Scarborough District
Wards:	Ward 36 - Scarborough Southwest
Reference Number:	2015SC004 File # 15 200057 DEM

SUMMARY

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 17 Fishleigh Drive is referred to the Scarborough Community Council to refuse or to grant the application as a building permit has not been issued for a replacement building.

If the Scarborough 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 Scarborough Community Council give consideration to the demolition application for 17 Fishleigh Drive 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 condition; 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 be backfilled with clean fill.

Financial Impact

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

COMMENTS

On July 31, 2015, an application for demolition permit application, to demolish a single family residential building at 17 Fishleigh Drive, was submitted on behalf of the owner, the City of Toronto. The applicant has not submitted a permit application to replace the building at this time and in a letter submitted with the demolition application, states the house has been vacant for approximately one year and both the interior and exterior of the building are in considerable disrepair. A material assessment of the property revealed possible asbestos and mould contamination. Upon demolition, it is planned that the land be restored to green open space for public access and future Toronto Water infrastructure expansion.

The subject property is in the Institutional (I) zone in the Cliffside Community Zoning By-law Number 9364 and is in the Utility and Transportation (UT) zone in the City-wide Zoning By-law 569-2013, which is currently under appeal.

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

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and the applicant has not received a permit to replace the buildings 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.

CONTACT

Robert Lue, P.Eng.
Manager, Plan Review
Tel.: (416) 396-8225
Fax: (416) 396-5231
E-Mail: Lue@toronto.ca

SIGNATURE

Diane Damiano
A/Director, Toronto Building
Scarborough District

ATTACHMENTS

Attachment 1 – Site Plan
Attachment 2 – Letter from Toronto Water
Attachment 3 and 4 - Photos