Residential Demolition Application  
699 – 705 Markham Street

Date: | April 20, 2016
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To: | Toronto and East York Community Council
From: | Director, Toronto Building, Toronto and East York District
Wards: | Ward 20 (Trinity Spadina)
Reference Number: | P:\2016\Cluster B\BLD\Toronto and East York\TE16006 Demolition Application No's. 16-128933 DEM, 16-128980 DEM, 16-129029 DEM, 16-129058 DEM

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by the City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition applications for 699, 701, 703, and 705 Markham Street to you, to decide whether to grant or refuse the applications, including any conditions, if any, to be attached to the permits.

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

RECOMMENDATIONS

Toronto Building recommends that the Toronto and East York Community Council:

1. Approve the applications to demolish the four vacant and abandoned one-storey single family dwellings at 699-705 Markham Street with the following conditions:
   a) that the applicant for the demolition permit construct and substantially complete the new buildings to be erected on the site of the residential property to be demolished no later than two years from the day demolition of the existing single family dwelling is commenced;
   b) that failure to complete the new building within the time specified (two years), the clerk of the municipality shall be entitled to enter on the collector’s roll, to
be collected in like manner as municipal taxes the sum of $20,000 for each dwelling unit contained in the residential property in respect of which the demolition permit is issued and such sum shall, until payment thereof, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued;

c) the developer/contractor complies with city by-laws especially with respect to matters concerning pest control and nuisance, construction noise, dust control, debris/garbage, and protecting the construction site;

d) any further condition, that in the opinion of Toronto East York Community Council is reasonable, having regard to the nature of the residential property to be demolished.

Financial Impact

Not applicable.

COMMENTS

On March 17, 2016, Gordon Cumming from Cumming Innovations, applicant for the owners of the lands, applied for permits to demolish the four existing one storey vacant and abandoned residential dwellings at 699 to 705 Markham Street.

In their place, the applicant has applied for the construction of 4 new dwellings complete with a rear garages to serve each dwelling. A building permit for each of the replacement dwellings has been issued and the construction of these dwellings would be undertaken in a manner further to the approval granted by the Committee of Adjustment in its decisions of Wednesday, January 20, 2016.

In accordance with Section 2 of the City of Toronto Act, 1991 (No.4), C.Pr24, S.O.1991, Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential properties, including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

Mario Angelucci, Deputy Chief Building Official/Director, Toronto Building – Toronto and East York District

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