Residential Demolition Application - 34 Saulter St.

Date: May 2, 2017
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director,
      Toronto Building, Toronto and East York District
Wards: Ward 30 (Toronto - Danforth)

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 City Council on September 27, 2006 under the authority of Section 33 of the Planning Act, I refer the demolition application for 34 Saulter St., permit application No. 17 137902 DEM 00 DM to you, to decide whether to grant or refuse the application, including conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which 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. Refuse the application to demolish the subject detached single family dwelling at 34 Saulter St. because there is no permit for replacement buildings on this site;

Or, in the alternative;

2. Approve the application to demolish the subject detached single family dwelling at 34 Saulter St. with the following conditions:

   a) that all debris and rubble be removed immediately after demolition; and
   b) that any holes on the properties are backfilled with clean fill.
FINANCIAL IMPACT

Not applicable.

DECISION HISTORY

COMMENTS

On April 3rd, 2017, Roy Banse of Fluid Living Studio, the applicant, applied for a demolition permit on behalf of the owner, Mark Anthony Zibert, to demolish the detached single family dwelling located at 34 Saulter St. At the time of preparing this report there was no building permit application. On March 15, 2017, the applicant submitted an application for a Zoning Review to construct a three storey single family dwelling with a detached garage at the rear. Zoning Examiner's Notices were issued, last notice generated on April 25, 2017.

Since no building permit has been submitted to replace the existing house at the time of writing this report and the building is a residential unit, the application is referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

The applicant submitted a letter dated March 30th, 2017 (Attachment #1) advising that the house has an extreme rat infestation that requires to be addressed immediately before the weather gets warmer. This is the reason for the urgency to obtain the demolition permit ahead of the building permit. The plan is to begin construction of the new house in fall 2017.

The public notice has been posted as confirmed by a Toronto Building inspector.

The application for the demolition of the single family dwelling has been circulated to Urban Forestry and the Ward Councillor. Urban Forestry responded that there is no objection to the issuance of a demolition permit at this address.

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

Magda Ishak, P. Eng. Manager, Plan Review, Toronto Building, Toronto and East York District, Tel: 416-396-4300; E-mail: magda.ishak@toronto.ca

SIGNATURE

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

Document Location: P:\2017\Cluster B\BLD\Toronto and East York\TE17014
March 30th, 2017

Toronto Building
Toronto & East York
City Hall, 100 Queen St W
First Floor W, Toronto, ON, M5H 2N2

To Whom it May Concern,

This letter is to inform you of the circumstances around the demolition permit we are submitting to The City of Toronto on March 30th, 2017.

The house currently situated on 34 Saulter Street has an extreme rat infestation and there is concern it will spread to neighbouring homes if left untreated. The homeowners have had exterminators in several times and have been advised that once the weather gets warmer it will be unmanageable.

There will be plans to begin construction on a new dwelling in Fall 2017 once all zoning approvals are obtained. We applied for a zoning review on March 13th, 2017.

Please see all required documentation for this application.
Thank you for your attention to this matter.

Sincerely,

Nicole Pryma
Designer, Fluid Living Studio