

Residential Demolition Application - 801-803 Danforth Road

Date: December 11, 2018

To: Chair and Members, Scarborough Community Council

From: Acting Director, Toronto Building, Scarborough District

Wards: Ward 20 - Scarborough Southwest

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 city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Chapter 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*, the application for the demolition of a vacant single family dwelling at 801-803 Danforth Road 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

The Acting Director, Toronto Building, Scarborough District, recommends that the Scarborough Community Council:

1. Approve the application to demolish the existing residential building located at the premises municipally known as 801-803 Danforth Road 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 provisions of the Municipal Code, Chapter 629, §§ 629-10B & 629-11; and

d) That any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish the existing residential building at the premises municipally known as 801-803 Danforth Road because a building permit has not been issued for a replacement building on this site.

Or, in the alternative,

3. Approve the application to demolish the existing residential building at the premises municipally known as 801-803 Danforth Road without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [§D(1), Article II, Chapter 363, Demolition Control] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On June 11, 2018, an application to demolish the residential building at 801-803 Danforth Road was submitted by the owner, 1810225 Ontario Inc. An application for building permit has not been submitted.

In a letter submitted requesting the demolition permit, the owner states that the residential building is "in very bad condition". The owner has no current plans for the redevelopment of the property but would like to pave the portion of the property where the existing residential building is sited to increase the number of parking spaces for the vehicle repair garage and used car sales business currently operating there.

Currently, the residential building is occupied only by the owner. Utilities are scheduled to be disconnected on or by January 31, 2019 at which time the owner will vacate.

The property is designated *Mixed Use Areas* in the Official Plan and is zoned Commercial Residential.

Toronto Building can confirm that the proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain 6 or more residential units.

The application for the demolition of the existing residential building has been circulated to Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing residential building is not designated historical.

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and no building permits have been issued to erect replacement buildings on the property. In such cases, Article II of Chapter 363 of the City of Toronto Municipal Code requires Community Council to authorize the issuance or refuse to authorize the issuance of the demolition permit.

CONTACT

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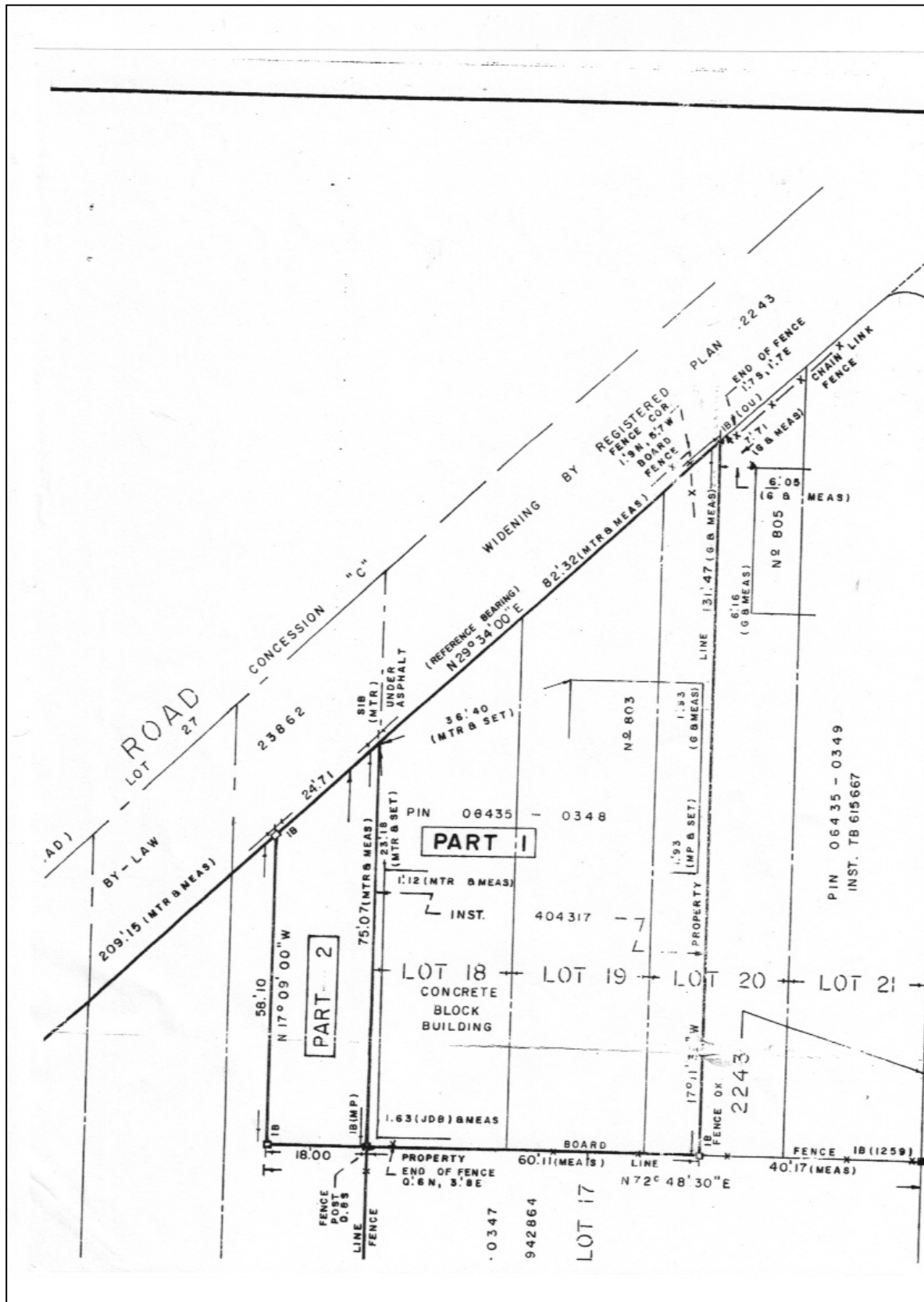
SIGNATURE

Bill Stamatopoulos, M.Eng., P.Eng.
Acting Director, Scarborough District, Toronto Building

ATTACHMENTS

1. Survey Sketch - 801-803 Danforth Road
2. Photographs of 801-803 Danforth Road
3. Google Maps Excerpts
4. Letter from Applicant

ATTACHMENT 1: SURVEY SKETCH - 801-803 DANFORTH ROAD



ATTACHMENT 2: PHOTOGRAPHS OF 801-803 DANFORTH ROAD

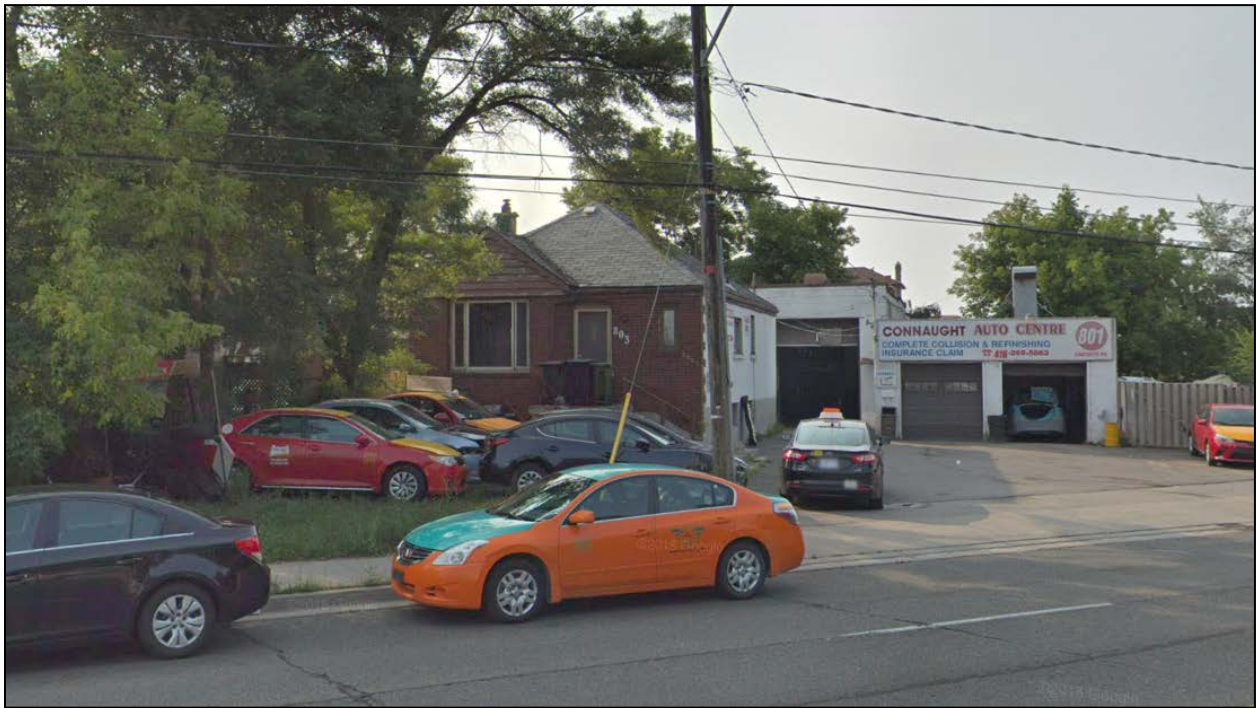


ATTACHMENT 3: GOOGLE MAPS EXCERPT

Dated: August 2018



Dated: August 2018

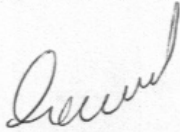


ATTACHMENT 4: LETTER FROM APPLICANT

Jun 12, 2018

TO WHOM IT MAY CONCERN

My company 1810225 Ontario inc. own property located at 801-803 Danforth Road. This property is partially residential with a 900 Sq Foot house. This house is in very bad condition. I would like to demolish that house and pave the space to look nice and increase parking space for my business operating at that location.



**Tahir Saeed
President**