

Residential Demolition Application - 4139 Lawrence Avenue East

Date: December 17, 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 4139 Lawrence Avenue East 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 residential building located at the premises municipally known as 4139 Lawrence Avenue East 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 4139 Lawrence Avenue East 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 4139 Lawrence Avenue East 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 August 17, 2018, an application to demolish the residential building at 4139 Lawrence Avenue East was submitted on behalf of the owner, Lawrence 4139 Inc. An application for building permit has not been submitted. There are standing orders against the condition of the current residential building.

In a letter submitted requesting the demolition permit, the owner states that the residential building is "dilapidated" and "in very poor condition". The owner further states that the residential building "has been broken into several times...by squatters". The owner has no current plans for the redevelopment of the property but is exploring the possibility of building a small multi-unit residential building.

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 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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Acting Manager, Plan Review, Scarborough District
Toronto Building
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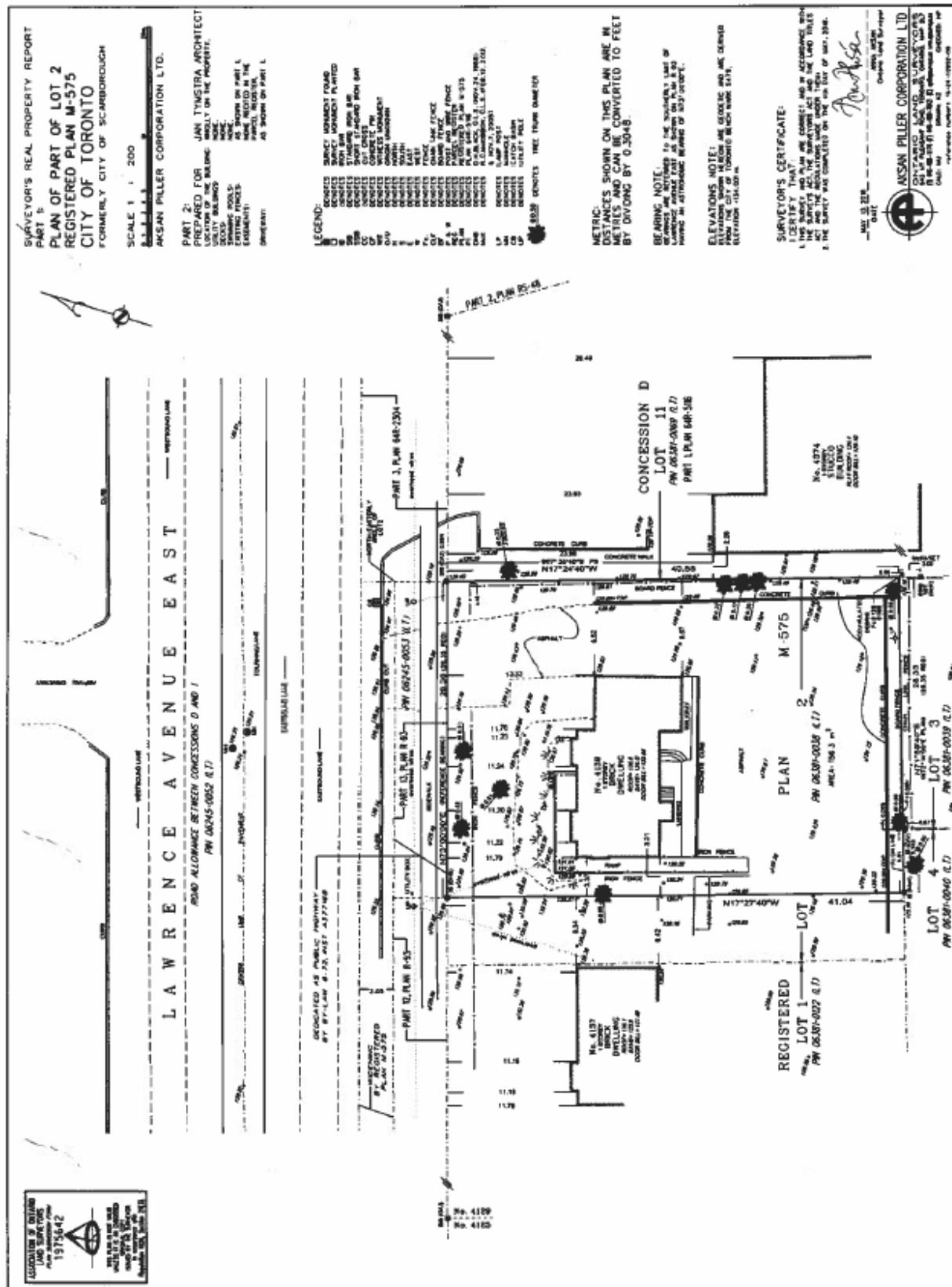
SIGNATURE

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

ATTACHMENTS

1. Survey Sketch - 1439 Lawrence Avenue East
2. Photographs of 1439 Lawrence Avenue East
3. Google Maps Excerpts
4. Letter from Applicant

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ATTACHMENT 2: PHOTOGRAPHS OF 1439 LAWRENCE AVENUE EAST



ATTACHMENT 3: GOOGLE MAPS EXCERPT

Dated: August 2016



Dated: September 2017



ATTACHMENT 4: LETTER FROM APPLICANT

December 13, 2018

Robert Bader
Manager, Plan Review (Acting)
Scarborough District
Toronto Building

RE: 4139 Lawrence Avenue East

Dear Robert:

Further to telephone conversations we have had with City of Toronto staff and a member of your office, we are writing to request permission to demolish our building situated at 4139 Lawrence Avenue East.

This building, a dilapidated single family house, used most recently as offices, is in very poor condition. During the three years we have owned this property it has been broken into several times, notwithstanding our repeated attempts to board it up, by squatters.

We feel the building in its current condition is both an eyesore to the community, but also potentially dangerous for squatters who try to set up home there.

We would like to demolish the building as soon as possible to prevent any further issues with break-ins and to clean up the site.

Currently, we have no specific plans for redevelopment of the property but we are exploring the possibility of building a small multi-unit residential building.

We would appreciate any assistance your office can provide in furthering our desire to demolish the building eventually redevelop the site.

At this time:

1. all utilities and services have been disconnected
2. the property is not currently occupied except by the occasional squatter and numerous racoons

Also, attached please find current pictures of the property.

Please let us know if there is any additional information you require.



Bernard McGowen, Director
Lawrence 4139 Inc.