

Residential Demolition Application - 1 and 3 Boland Lane

Date: May 28, 2021
To: Toronto and East York Community Council
From: Deputy Chief Building Official and Director
Toronto Building
Wards: Ward 09 - Davenport

SUMMARY

This staff report is regarding a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the applications for the demolition of two existing 2-storey semi-detached residential buildings located at 1 and 3 Boland Lane (Application Nos. 19 203938 DEM 00 DM & 19 206467 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit applications because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application and decide to:

1. Refuse the applications to demolish the existing 2-storey semi-detached residential buildings because there is no permit to replace the buildings on the site at this time; or
2. Approve the applications to demolish the existing 2-storey semi-detached residential buildings without any conditions; or
3. Approve the applications to demolish the existing 2-storey semi-detached residential buildings with the following conditions:

- a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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 that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On August 11 and 15, 2019, applications were submitted by the applicant to demolish the existing 2-storey semi-detached residential buildings at 1 and 3 Boland Lane.

The properties are currently vacant with utilities that could be terminated already disconnected. Some utility providers require a demolition permit to properly disconnect the service at the main.

The owner has communicated that the existing buildings are in very poor condition and have sustained extensive water damage and structural damage. This poses a risk to attract vandalism, vagrancy, and potential crime and has been a target of the above. The owner has taken measures to try and alleviate further vandalism by installing hoarding and periodic security visits; however, vandalism continues to be an issue.

Despite the owner's efforts on an ongoing basis, they have had to deal with vandalism, local illegal waste/debris dumping (as evidenced by the numerous issued violation notices), break-ins, vagrancy and place for ongoing intravenous drug uses. They consider these buildings to be a danger to the public and their staff and would like to move forward with demolition to avoid any further threat to public safety.

The existing buildings are not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto and East York District
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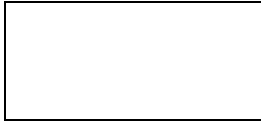
SIGNATURE

Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Survey
2. Letter from Owner
3. Photo

Attachment 2: Letter from Owner



02 Mar 2021

City of Toronto
Toronto Building Zoning Examiner
Andrew Osler
416-338-8196

Attention: Andrew Osler,

Re: Application for Demolition – Priestly Demolition

Priestly Demolition submitted on our behalf the below applications:

- 648 Dufferin St. - DEM #19-197024 00 DM
- 1 Boland Lane – DEM #19-203938 00 DM
- 3 Boland Lane - DEM #19-206467 00 DM

The city issued a permit for the Dufferin address (19-197024) however held off issuing permits for the Boland Lane properties. We understand the City cannot issue a demolition permit without issuing a corresponding replacement building permit. The buildings which are the subject of these demolition permit applications, are in very poor condition and have sustained extensive water damage and structural damage. This poses a risk to attract vandalism, vagrancy, and potential crime and to me more specific has been a target to the above. Block has already taken the measures to try and alleviate further vandalism for example we have installed hoarding, have periodic security visits however we are still having to deal with the vandalisms.

The properties are all currently vacant with what ever utilities were able to be terminated, already disconnected but some utility providers require a demo permit to properly cut at the main.

Despite our efforts, we are, on an ongoing basis, having to deal with vandalism, local illegal waste/debris dumping spot (look at the countless issued violation notices), break- ins, vagrancy, and a place for ongoing intravenous drug uses. We consider these buildings to be a danger to the public and our staff. We would like to move forward with demolition to avoid any further threat to public safety.



Attachment 3: Photo

