



REPORT FOR ACTION

Residential Demolition Application – 9 Vanbrugh Avenue

Date: September 24, 2019
To: Scarborough Community Council
From: 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 Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II “Demolition Control”, the application for the demolition of a dwelling at 9 Vanbrugh Avenue 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

Toronto Building recommends that the Scarborough Community Council:

1. Approve the application to demolish the residential building 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 Municipal Code Chapter 629-10, paragraph B and 629-11
- d) that any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish an existing dwelling at 9 Vanbrugh Avenue 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 dwelling at 9 Vanbrugh Avenue without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] 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 July 23, 2019, an application to demolish a dwelling at 9 Vanbrugh Avenue was submitted on behalf of the owner, Southbridge Health Care. Southbridge Health Care also owns the Craiglee Nursing home adjacent to the subject property. They would like to demolish the dwelling to expand the area beside the gazebo to create a larger green space for the residents of the nursing home.

In a letter submitted requesting the demolition permit, the owner states that the subject dwelling is vacant and all services are disconnected with the exception of the physical removal of the exterior hydro line.

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

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located, on the north side of Kingston Road and west of Midland Avenue. The subject property is zoned RD (Residential Detached) (x156) in By-law Number 569-2013.

CONTACT

Dwayne Tapp, T (416) 396-8225
E-mail: Dwayne.Tapp@toronto.ca

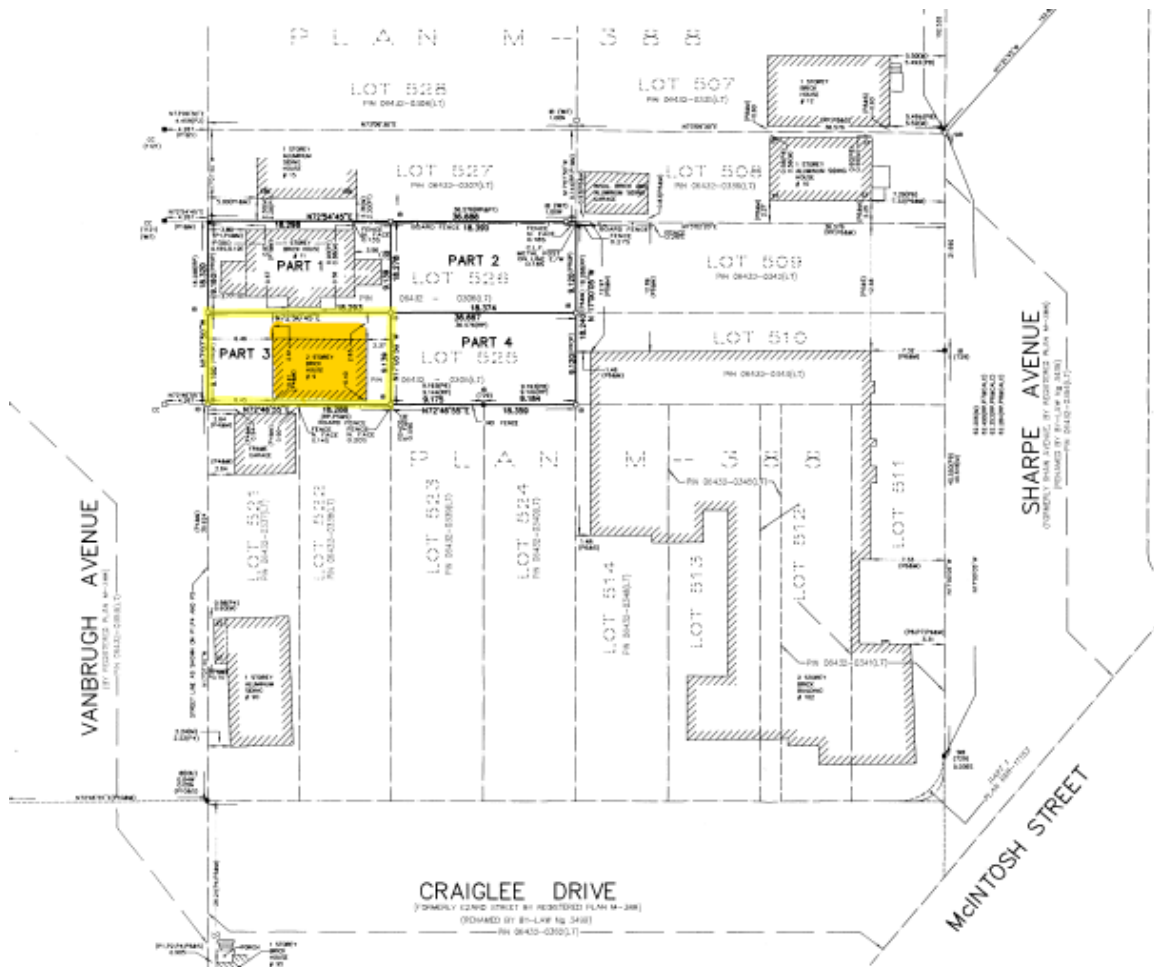
SIGNATURE

Bill Stamatopoulos
Director Toronto Building,
Scarborough District

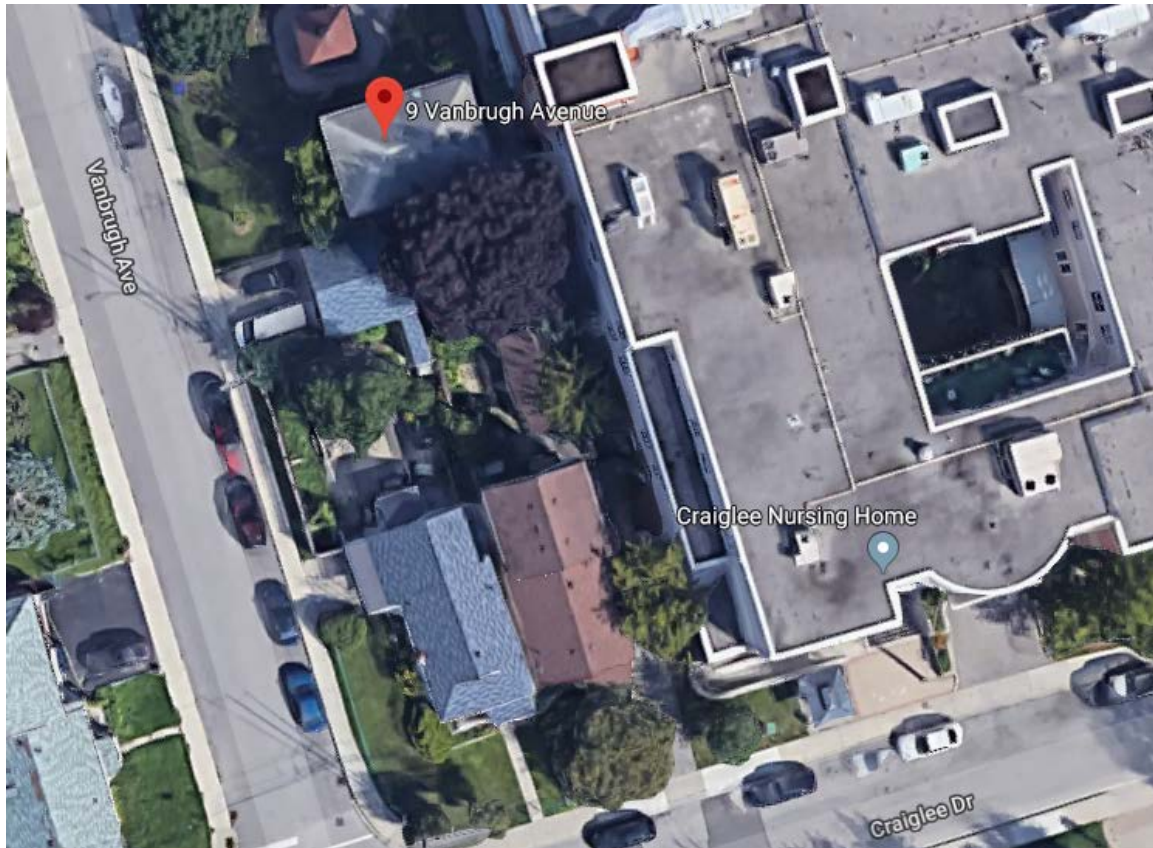
ATTACHMENTS

1. Attachment 1: Site Plan
2. Attachment 2: Photo
3. Attachment 3: Map
4. Attachment 4: Letter from applicant

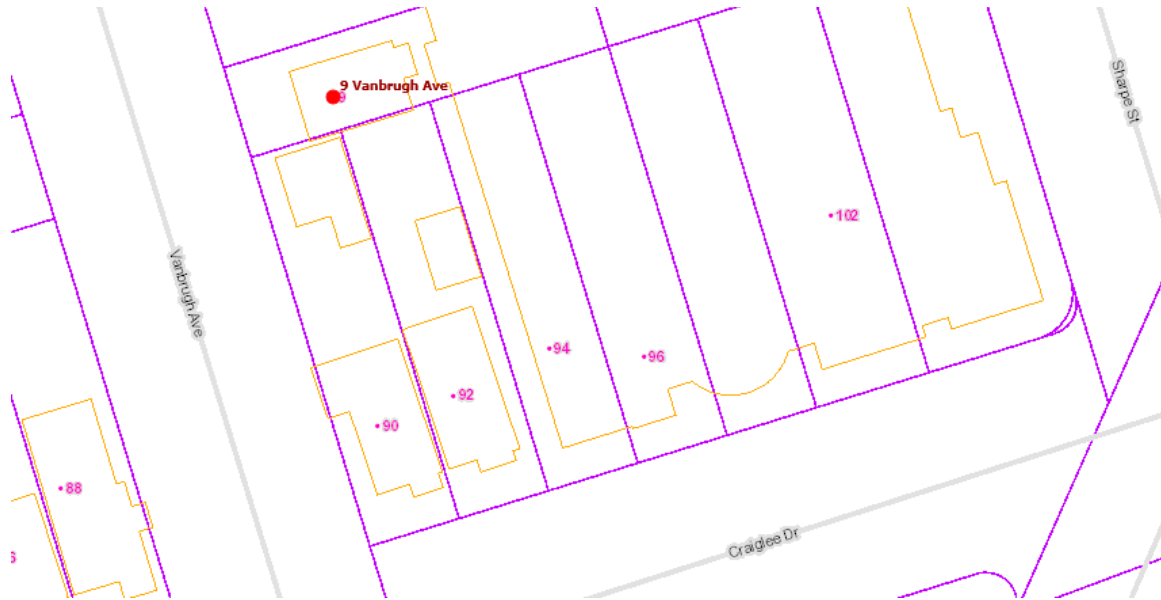
Attachment 1: Site Plan



Attachment 2: Photo



Attachment 3: Map



Attachment 4: Letter from Applicant



August 19, 2019

97 Saramia Cres. #1 Concord ON L4K 4P7
289.797.0777

JUSTIFICATION LETTER

Folder Name: 9 VANBRUGH AVE
Building Permit Application No: 19 194134 DEM 00 DM

ATTN: Dwayne Tapp
Zoning Examiner

Good Day,

Thank you for taking the time to review our permit application for the demolition of 9 Vanbrugh Ave.
Please find below the requested information from your emailed letter dated Aug 12, 2019

1. Reason for the demolition permit requested prior to the building permit being issued

The retirement home located at 102 Craiglee also owns the home at 9 Vanbrugh. (please see map on next page)
They would like to demo the home to expand the area beside the gazebo to create a larger green space for the residents.

2. City services provided to the building - connected/not connected

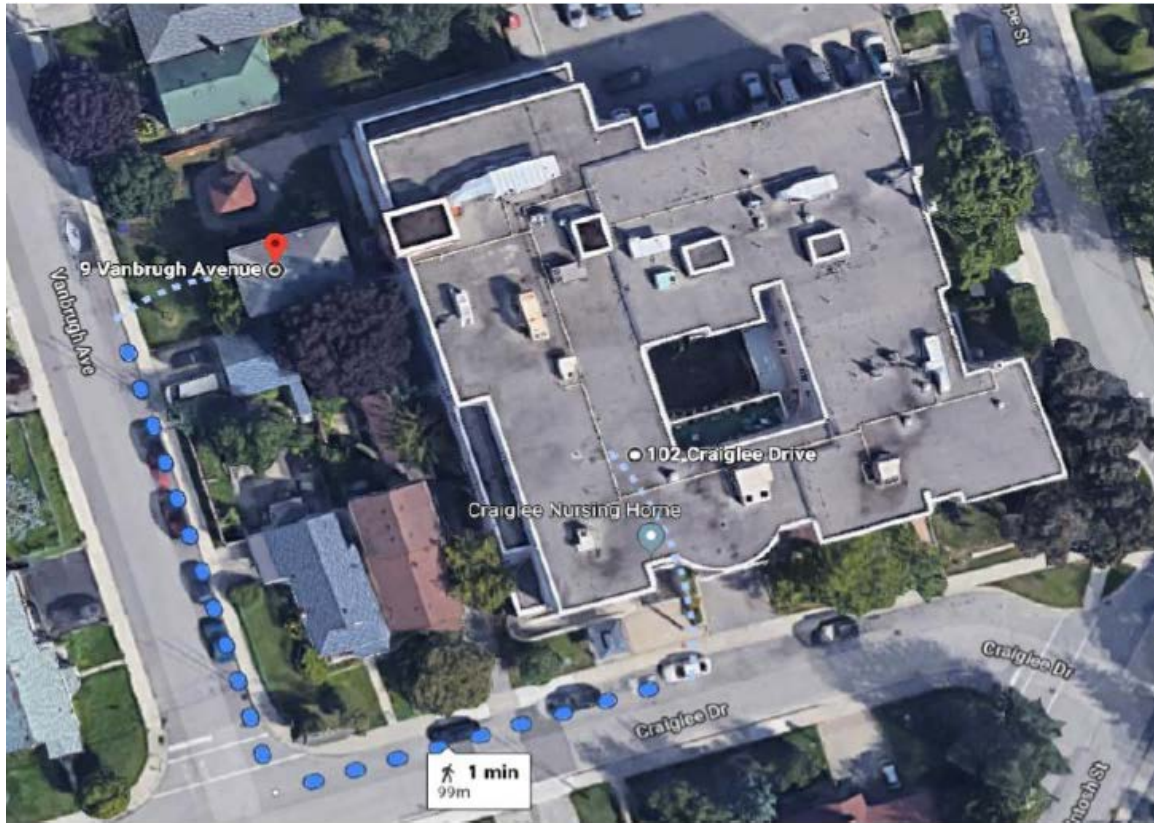
Water, Electricity, Sewer - all services are disconnected with the exception of the physical removal of the exterior hydro line

3. Tenant or other still residing in building - If occupied date of expected vacancy

This building is currently vacant and not in use

4. Information of proposed redevelopment

Only to create more green space for the residents at the joining nursing home.
There will not be any new development made on this land.
Please see letter below for additional information





To Whom It May Concern,

Craiglee Nursing Home is a 169 bed long-term care home located in Scarborough. It is a fully accredited home with a resident-centred quality program, ensuring the highest level of care for everyone.

The philosophy of care at Craiglee allows residents to live their life with choice, meaning and purpose. This serves all residents of Scarborough. The services provided include long-term care, convalescent care, and palliative care.

At Craiglee, our goal is to support the health and well being of our residents, so they can live their life to the fullest extent possible. Together, with our healthcare partners, we enhance the transition and coordination of care across the healthcare continuum to improve our residents experience. Our staff is proud to offer compassionate care, warm hospitality and a safe living environment. Our residents are at the heart of everything we do.

Our Residents' quality of life and well-being are enhanced through the provision of resident-centred care. The best possible health outcomes are achieved by meeting the residents' assessed health care needs. The outdoor space at Craiglee is limited. The nursing home owns the land and home at 9 Vanburgh Ave which is adjacent to the nursing home. We would like to demolish the home at 9 Vanburgh Ave in order to increase the land size for the resident's use.

We provide our residents' a range of leisure programming that reflects their expectations and preferences and satisfies their physical, social, cultural, spiritual, emotional, mental and recreational interests and needs.

Our goal at Southbridge is to ensure that there are a variety of safe and secure outdoor amenity areas at our homes to compliment the facility both functionally and aesthetically. The outdoor amenity areas we design have a looped configuration to allow for a natural wandering pathway to support Southbridge's philosophy to maximize resident mobility and independence. This will enhance the resident experience and living expectations. The area will be aesthetically pleasing to the general neighbourhood as it will be professionally landscaped. Please see photos included of the existing space

Sincerely,

Dave Fader

Project Manager

Southbridge Health Care LP

766 Hespeler Rd, Suite 301, Cambridge, ON N3H 5L8

Tel: 519-621-8886 Fax: 519-621-8144

Web: www.southbridgecarehomes.com

Photos of Existing Space:

