



REPORT FOR ACTION

Residential Demolition Application – 674 Birchmount Road

Date: October 15, 2019
To: Scarborough Community Council
From: Director, Toronto Building, Scarborough District Ward
Wards: 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 674 Birchmount 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

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 674 Birchmount 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 dwelling at 674 Birchmount Road 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 September 3, 2019, an application to demolish a dwelling at 674 Birchmount Road was submitted on behalf of the owner, Birchmount Birch Properties Inc. They would like to demolish the dwelling for the purposed of a future subdivision.

In a letter submitted requesting the demolition permit, the owner states that they are prematurely applying for the demolition because the subject dwelling has been broken into and vandalised on multiple occasions. The subject dwelling is vacant and all services are disconnected.

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 West side of Birchmount Road and North of St Clair Avenue East. The subject property is zoned RS (f18.0; a613) (x49) in By-law Number 569-2013.

CONTACT

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SIGNATURE

Bill Stamatopoulos
Director Toronto Building,
Scarborough District

ATTACHMENTS

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

PART 1

-26649

BRICK SHED

FRAME SHED

1 STOREY BRICK DWELLING

2 STOREY BRICK DWELLING

1 STOREY ALUM CLAD DWELLING

2 STOREY STONE & STUCCO DWELLING

BIRCHMOUNT ROAD

57.09 (Mean)

(Original ROAD ALLOWANCE Between Lots 30 & 31, Concession C)

Attachment 2: Photo



Attachment 3: Map



Attachment 4: Letter from Applicant

September 3 2019

Attached please find our application to demolish the houses located on 672 and 674 Birchmount Road.

We will be developing these properties and building new residential homes. We have had a pre-application consultation meeting with the City to discuss our application and will be submitting our formal plan of subdivision and rezoning applications shortly.

We would like to demolish the residential buildings on 672 and 674 Birchmount prior to receiving our building permits for the new homes. Both homes are vacant. We are prematurely applying for our demolition permit because these homes have been broken into and vandalised on multiple occasions, despite our best efforts to board them up and keep people out. The most recent incident took place this last week where someone broke in to steal the copper gas lines. This was very dangerous as the gas had not yet been disconnected. Luckily Enbridge was called in to shut the gas off before anything bad happened. Prior to this these houses were broken into and were used by squatters as a drug den. We had to call the bailiff in to evict them. The houses are still filled with heroine needles and crack pipes. At this point we feel like we need to take down the houses for the safety of the neighbourhood.

Thank you for your consideration of our application.

Regards,



Josh Dennill
Development Coordinator

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