

Residential Demolition Application - 665 to 671 Sheppard Avenue West

Date: August 24, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 6 York Centre

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 6 “Demolition Control”, the application for the demolition of four residential buildings located from 665 to 671 Sheppard Avenue West are being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 665 to 671 Sheppard Avenue West and decide to:

1. Refuse the application to demolish the single family dwellings because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the single family dwellings without any conditions; or
3. Approve the application to demolish the single family dwellings with the following conditions:

- a. that a construction fence 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 be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
- d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no history for these properties.

COMMENTS

On August 17, 2020, Toronto Building received an application to demolish an existing single family dwelling at 665, 667, 669 and 671 Sheppard Avenue West. The applicant plans to construct a 6 storey condominium building on this site. The rezoning process is ongoing. Site plan application or permit application has not been made.

In a letter submitted to Toronto Building, the applicant indicated that the four houses are vacant and are dilapidated. Two of them have been broken into. The applicant has concerns related to safety and appearance. .

The application for the demolition of the residential buildings has been circulated to Urban Forestry and the Ward Councillor. The buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the properties are not on any potential list.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 665 to 671 Sheppard Avenue West are residential and the applicant has not received a permit to replace the buildings or to redevelop the site. In such a case, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

Alan Shaw
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Email from Applicant

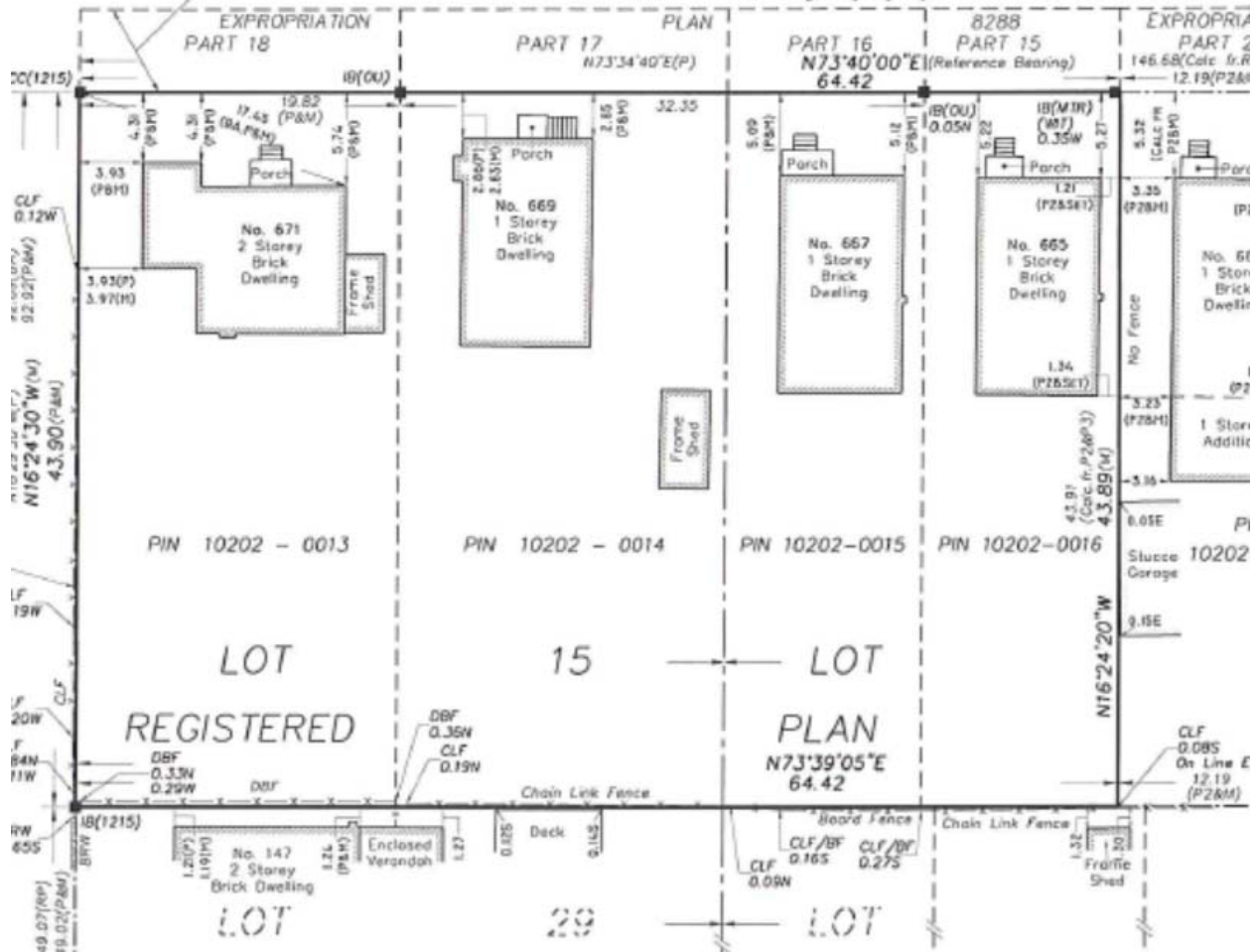
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SHEPPARD AVENUE WEST

(Road Allowance between Lots 15 and 16, Concession 2, WYS)

PIN 10162 - 0195

Dedicated as Public Highway by By-Law 71-72, Inst. No. 615188



Attachment 1

Toronto Building Department,

We are requesting approval of the attached demolition permits without a building permit currently in place for the following reasons.

- 1) The four houses in question are vacant and are so dilapidated that they are not inhabitable.
- 2) Two of the houses have been broken into and squatters have attempted to live there. This poses a huge safety concern.
- 3) The site is an eyesore. The grass is overgrown and garbage is being dumped on the site.

We would like to demolish the houses, clean up the site and put fencing around to protect the area while we prepare our building permit submission. It should be noted that our plan is to build a 6-storey condominium building on the site. We have already submitted a Zoning Application and a Site Plan Application will be submitted shortly.

We hope you agree with us and approve the permits.

Sincerely,



Dave Martino

President

665-671 Sheppard Avenue West Ltd.

Attachment 2