

Residential Demolition Application – 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive

Date: August 14, 2020
To: Scarborough Community Council
From: Deputy Chief Building Official and 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 the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of the existing single family detached dwellings at 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive 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 Deputy Chief Building Official & Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the single family detached dwellings because there is no permit for a replacement building on the site; or
2. Approve the application to demolish the single family detached dwellings without any conditions; or

3. Approve the application to demolish the single family detached dwellings with the following conditions:
 - a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, 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 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 July 28, 2020, an application to demolish the single family detached dwellings at 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive was submitted on behalf of the owner, Core CMCC Clonmore (GP) INC. They would like to demolish the existing single family detached dwellings located at 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive.

In a letter submitted requesting the demolition permit, the owner states that the subject single family detached dwellings are currently vacant.

In 2018 Core CMCC Clonmore (GP) INC appealed its Official Plan Amendment and Zoning By-law Amendment to the Local Planning Appeal Tribunal (LPAT) and a hearing was held on October 30, 2018. An interim Decision was issued on December 24, 2018 which approved the Official Plan Amendment and Zoning By-law Amendments in principle. The LPAT withheld its Final Order pending the clearance of several conditions. A final Official Plan Amendment, Zoning By-law Amendment and Site Plan submission was submitted on July 17, 2020 to

Residential Demolition Application – 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive

address pending conditions. Site plan approval application 15-269073 ESC 36 SA is for the development of the site for stacked townhouses in 7 blocks with a total of 118 units.

The application for the demolition 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 contains a residential dwelling unit and there are no replacement building permits to be issued at this time. In such cases, Chapter 363 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 Clonmore Drive and west of Queensbury Avenue.

CONTACT

Daniel Papaconstantinou, T (416) 396-8225
E-mail: daniel.papaconstantinou@toronto.ca

SIGNATURE

Bill Stamatopoulos
Deputy Chief Building Official and Director
Toronto Building, Scarborough District

ATTACHMENTS

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

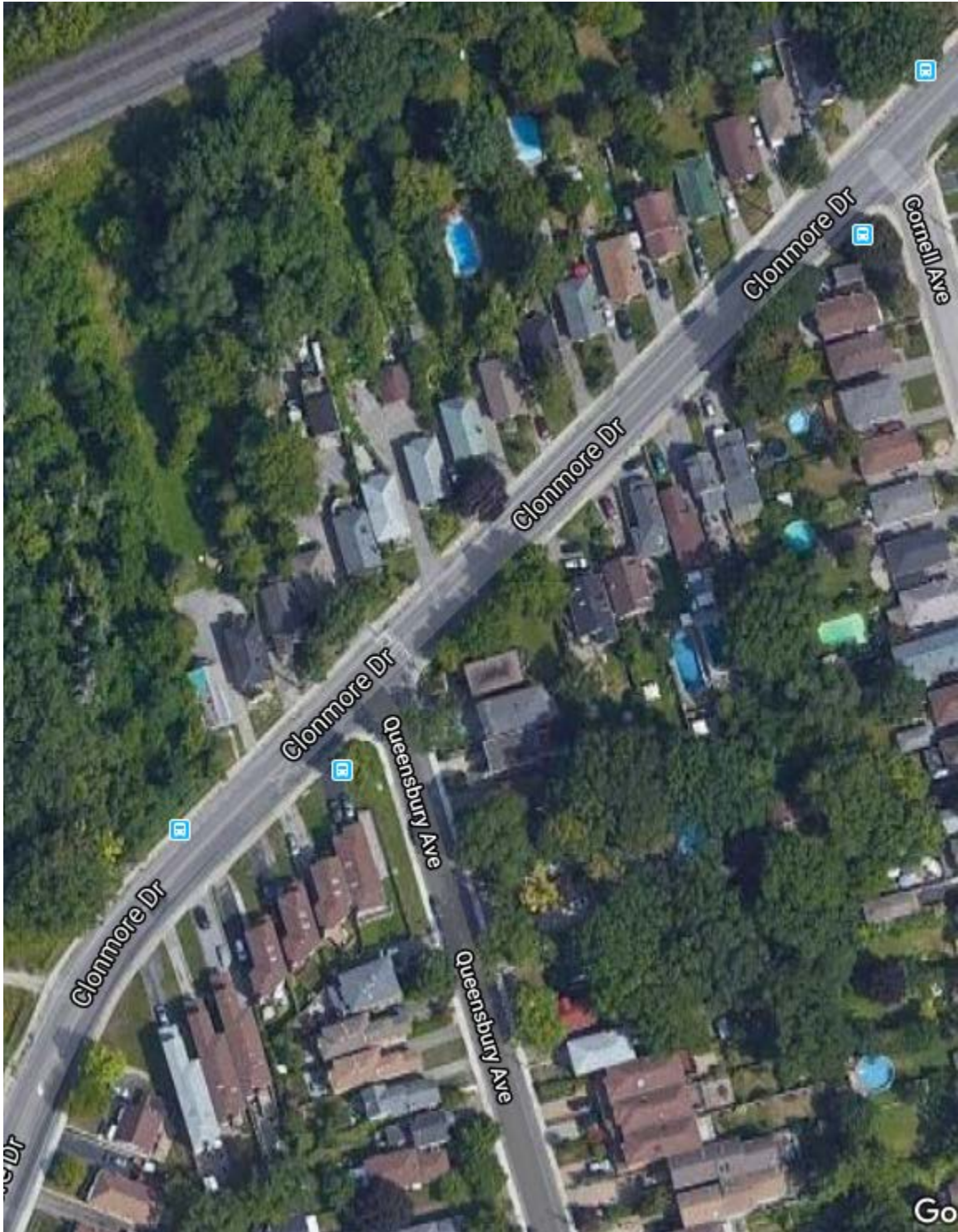
Residential Demolition Application – 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive

Attachment 1 Site Plan



Residential Demolition Application – 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive

Attachment 2: Photo



Residential Demolition Application – 172, 174, 176, 178, 180, 182 and 184 Clonmore Drive

Attachment 3: Letter from Applicant (1 of 2)



July 24, 2020

Mr. Daniel Papaconstantinou
Manager Plan Review
Toronto Building
CITY OF TORONTO
Scarborough District
Scarborough Civic Centre
150 Borough Drive, 3rd Floor
Scarborough, ON
M1P 1N7

Attn: Daniel Papaconstantinou, Manager

**Re: 168 – 184 Clonmore Drive, Toronto
City's File Nos. 15 106475 ESC 36 OZ & 15 296073 ESC 36 SA
Request for City Planning Support - Permit to Demolish Application**

Dear Mr. Papaconstantinou,

By way of background, in 2018 Core CMCC Clonmore (GP) Inc appealed its Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application to the LPAT and a hearing was held on October 30, 2018. An Interim Decision was issued on December 24, 2018 which approved the Official Plan Amendment and Zoning By-law Amendments in principle. The LPAT withheld its Final Order pending the clearance of several conditions. These conditions are being addressed in the final OPA, ZBA and Site Plan submission, which was submitted on July 17, 2020 with zoning approval imminent.

Notice of Approval Conditions (NOACs) are pending until final Site Plan comments are addressed. We have addressed the City's latest comments in our recent July 17 submission and anticipate receiving NOACs in August 2020 with a *Statement of Approval* by the end of October 2020.

The site consists of nine (9) lots, of which seven (7) are currently occupied by vacant single detached dwellings. The municipal addresses of the nine lots are 168, 170, 172, 174, 176, 178, 180, 182, and 184 Clonmore Drive, and collectively known as 168-184 Clonmore Drive. All seven buildings are vacant with services disconnected. To facilitate the redevelopment of the site, these structures will need to be demolished to allow for the 3.5 storey, 121-unit urban townhouse blocks to be constructed.

Attachment 4: Letter from Applicant (2 of 2)

Sales of the development are progressing well, with over 100% of targeted pre-construction sales achieved aligning us for an autumn construction start. Albeit reasonable to expect that the SPA process to progress efficiently, time is of the essence. Consequently, we are working to capture every efficiency possible. Advancing the mobilization to site and completing the demolition work is an essential step that allows us to minimize disruption to the surrounding area, improve community safety and take advantage of SPA processing time. We are requesting the support and cooperation of the Toronto Building Department officials in the acceptance of our Application to Demolish for the existing structures. With this in mind, we intend to submit all the necessary documentation for the Permit to Demolish Application for the seven (7) vacant single detached dwellings in advance of applying for the full Building Permit.

Trusting the above meets with your satisfaction to support a Permit to Demolish for the existing structures on our site, we thank you in advance for your assistance and cooperation.

Best Regards,



Bryan Nykoliation, President
Core Development Group Ltd.

bryan@coredevelopment.ca