

Residential Demolition Application – 3250 Markham Road

Date: August 24, 2020
To: Scarborough Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Scarborough District
Wards: Ward 23 - Scarborough North

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 dwelling at 3250 Markham 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

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 dwelling because there is no permit for a replacement building on the site; or
2. Approve the application to demolish the single family detached dwelling without any conditions; or
3. Approve the application to demolish the single family detached dwelling 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 June 22, 2020, an application to demolish the single family detached dwelling at 3250 Markham Road was submitted on behalf of the Owner, Beedie ON (Markham Road) Property LTD. They would like to demolish the existing single family detached dwelling located at 3250 Markham Road.

In a letter submitted requesting the demolition permit, the owner states that the subject single family detached dwelling has been vacant for approximately 3 years. The letter also establishes that building has been significantly damaged by unauthorized persons resulting in a condition beyond repair.

The Owners have indicated that lands and building located at 3250 Markham Road has been used as a landscape business for more than 20 years. A detailed records search performed by Toronto Building established that a building permit to convert the single family detached dwelling to a non-residential use was never obtained. Therefore, the building is considered to be a single family detached dwelling at the present time.

A Rezoning application was applied for in October of 2019 under file 19-236107 ESC 23 OZ and is under review by City Planning for three multi-tenanted

industrial Buildings. There is no current application for Site Plan Approval and no replacement building permits have been applied for or issued.

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 Markham Road south of Select Ave.

CONTACT

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SIGNATURE

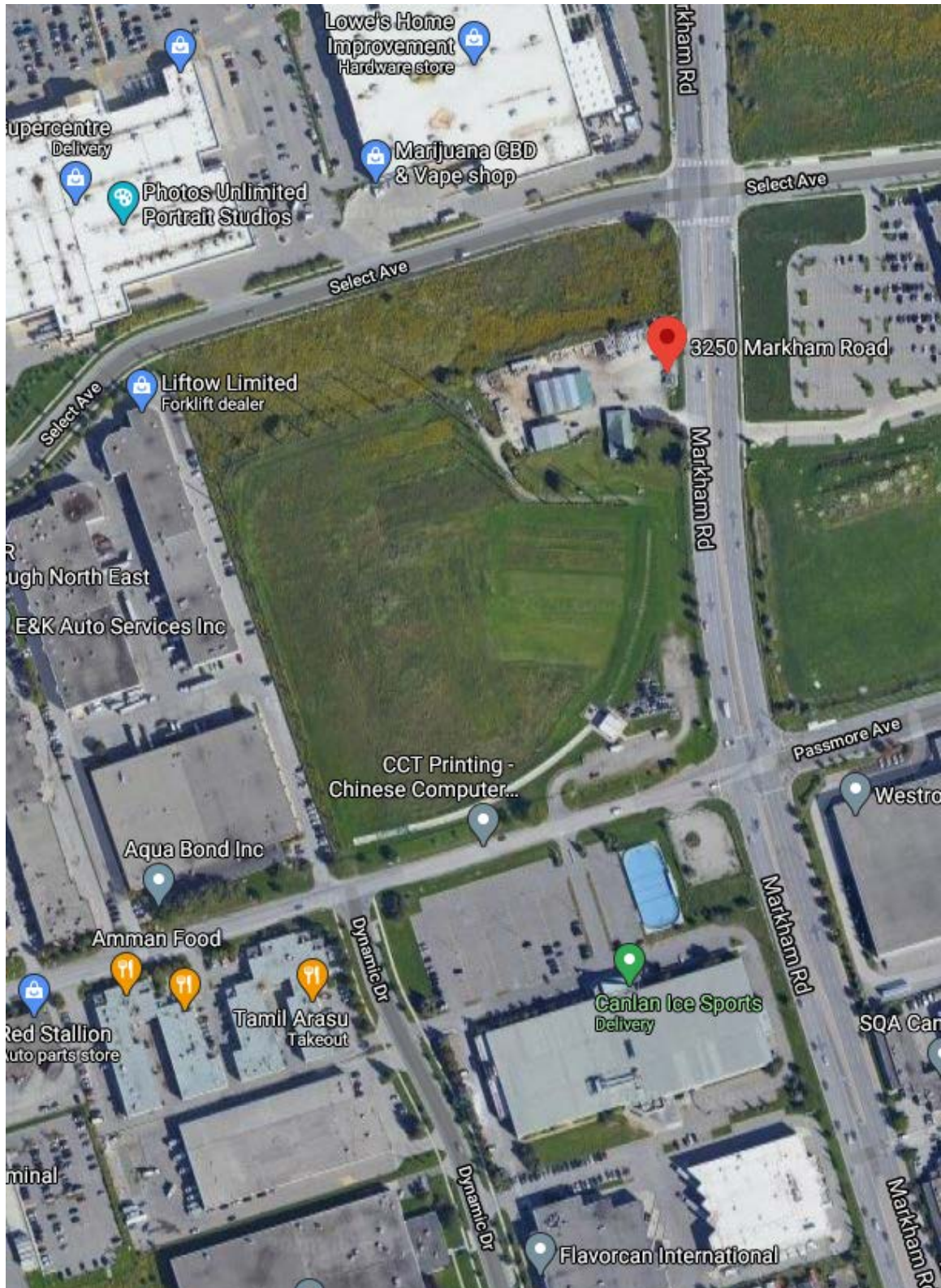
Bill Stamatopoulos
Deputy Chief Building Official and Director
Toronto Building, Scarborough District

ATTACHMENTS

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

[illegible]

Attachment 2: Photo



Attachment 3: Letter from Applicant (1 of 2)



July 23, 2020

**Derek Small
Scarborough – Building Department**

Letter Issued Via Email

Re: Beedie – Demolition Permit - 20 158763 DEM - 3250 Markham Road

Derek,

Per our conversation and email correspondence, I am aware that the building on 3250 Markham Road, that has been used as a landscape business office for 20 plus years, still carries the designation of "house" and therefore Community Council approval is required in order to demolish.

As discussed, the house which has been now vacant for approximately 3 years had been virtually destroyed by squatters who were using the house for illicit activities. Toronto Police Services has attended the site to remove the squatters, and they also recommended we do not enter the house and to demolish it as soon as possible.

The house is approximately 50% burnt out on the inside as the squatters were burning plastic coverings off copper wire. Due to the interior fires the roof is sagging and unsound. Additionally, the basement of the house has flooded to a depth of approximately 5 feet and the remainder of the house is beyond repair.

Per your request I am providing the following answers to your questions:

- 1) Beedie has a rezoning application in with the City for the property. It is being rezoned to Employment and has received favourable comments from planning and the Councillor's office. Our intention is to commence construction of the development in spring of 2021, though to allow us to hit that target we will do some soil work this summer and fall to ready the site for development.
- 2) Disconnects of services to the site have been completed, with the exception of Enbridge which is expected to occur this week. I did arrange with Enbridge to have the gas meter removed as we were concerned that the interior fires could cause an explosion, as such, just the line from right-of-way to foundation needs to still be removed.

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 t604 435 3321 f604 432 7349
www.beedie.ca

Attachment 3: Letter from Applicant (2 of 2)

- 3) The house is vacant and beyond repair due to the illicit activities on site as detailed above. I am attaching photos of the damage which clearly indicates that this building is no longer safe or inhabited.
- 4) Beedie's proposal for the site is for 3 industrial buildings totaling approximately 300,000sf of GFA, as well as associated landscaping and hardscaping. The development site includes 568 Passmore Avenue as well. I have included a copy of the proposed site plan for your reference.

If you have any questions regarding this application, please do not hesitate to contact me directly.

All the best,

Mike Duff  Digitally signed by Mike Duff
Date: 2020.07.23 15:20:22 -04'00'

Mike Duff
Director, Industrial Development

Beedie

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