

Residential Demolition Application 4111 and 4113 Lawrence Avenue East

Date: October 16, 2020
To: Scarborough Community Council
From: Deputy Chief Building Official and Director
Toronto Building, Scarborough District
Wards: Ward 24 - Scarborough-Guildwood

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 4111 & 4113 Lawrence Avenue East 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 04, 2019 an application to demolish the single family detached dwellings at 4111 & 4113 Lawrence Avenue East was submitted by the owner Baydo Development Ontario 1 Corporation. They would like to demolish the existing single family detached dwellings located at 4111 & 4113 Lawrence Avenue East.

In a letter submitted requesting the demolition permit, the owner states that the subject single family detached dwellings are currently vacant and services are currently available at the site and will be disconnected at demolition.

In 2018 the owner Baydo Development Ontario 1 Corporation purchased the subject properties and the properties have since been vacant.

A Site Plan Approval application was made in December 2009 (09 193245 ESC 42 SA). Notice of Approval Conditions for Site Plan Approval application was issued on June 2013. A revised Notice of Approval Conditions was issued on January 2019 with the current owner to allow for a 10 storey building with main floor commercial space and 70 residential apartment units. Site plan approval was received in September 2019. The owner made a building permit application on January 2020.

In a letter submitted requesting the demolition permit the applicant is seeking to demolish the existing single family detached dwellings in order to secure the site from trespass, vandalism and remedy an unsafe condition for the public.

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 South side of Lawrence Avenue East and West of Kingston Road.

CONTACT

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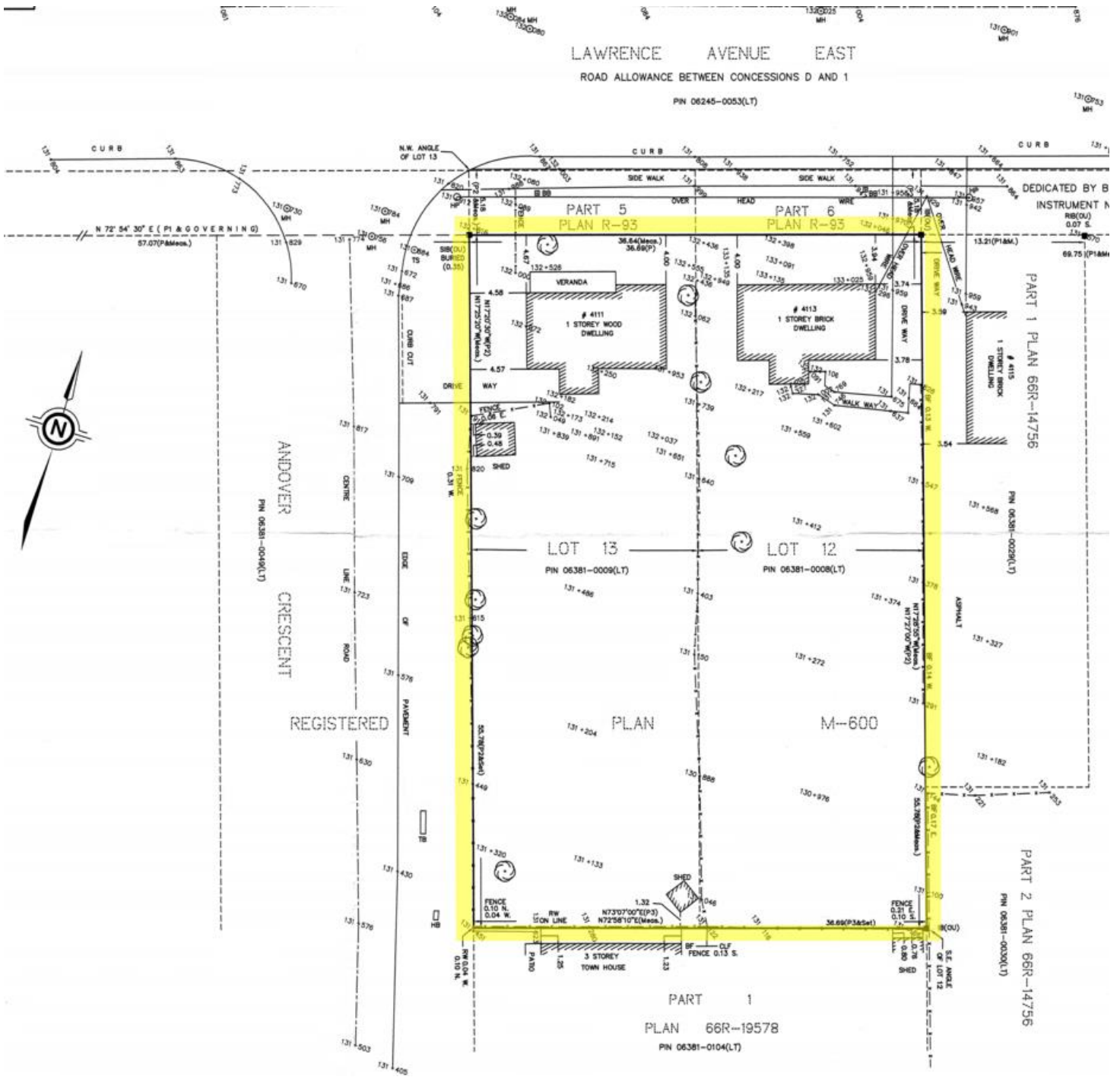
SIGNATURE

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

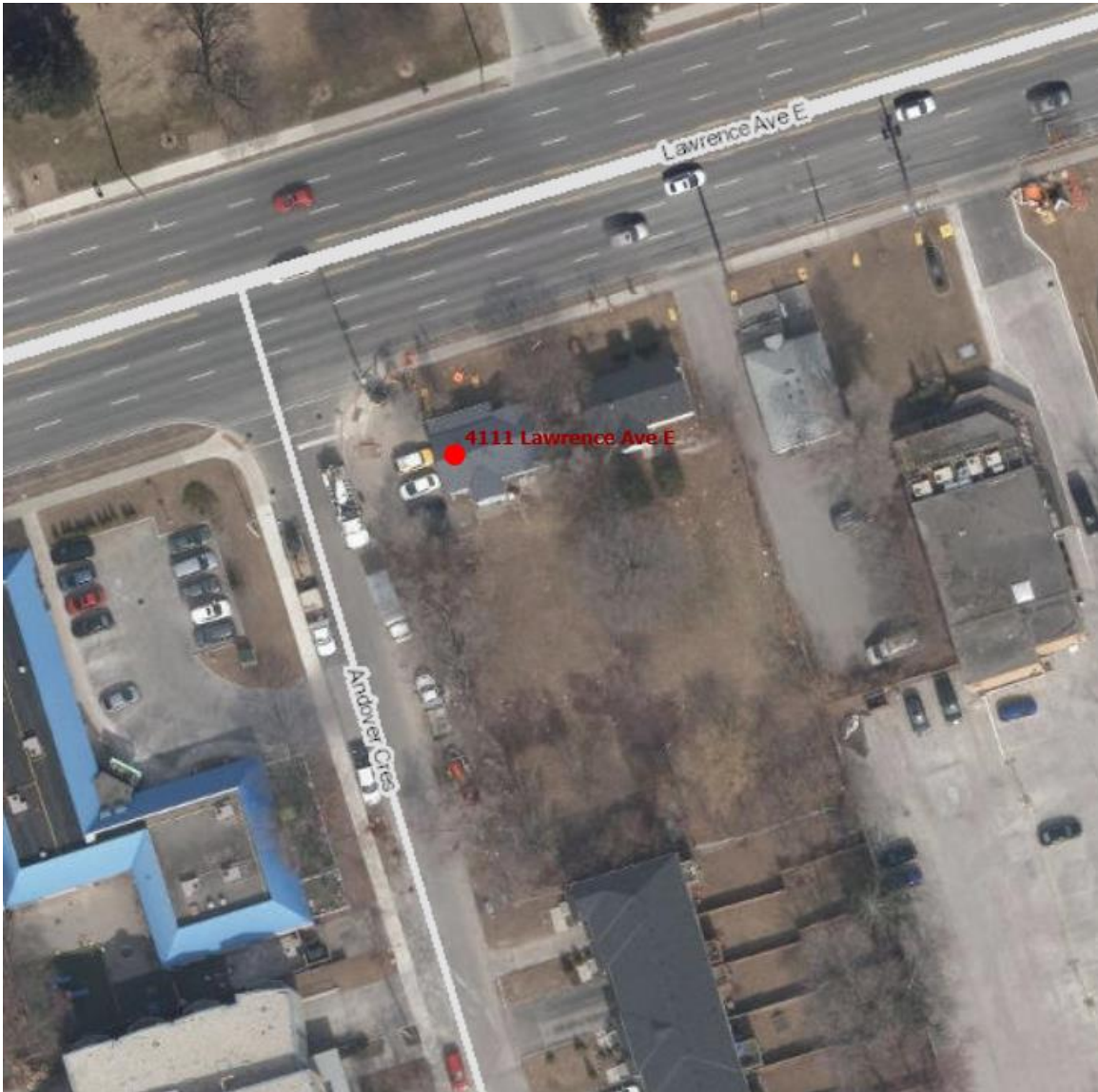
ATTACHMENTS

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

Attachment 1 Site Plan / Survey Plan



Attachment 2: Photo



Attachment 3: Letter from Applicant (1 of 5)



36-102 Cope Crescent, Saskatoon
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Email: reception@baydo.ca

October 16, 2020

RE: 4111 & 4113 Lawrence Avenue East – Demolition Permit

To Whom It May Concern,

This letter is to address the policy prohibiting the grant of a demolition permit, before a building permit has been approved. Baydo Development Ontario 1 Corporation (Baydo) is proposing to demolish the two houses from our project site at 4111 & 4113 Lawrence Avenue East, to reduce the risk of any vagrants using the property and eliminate the hazardous conditions abandoned houses cause.

These two properties with single family dwellings were purchased from George Xiggoros in 2018, and have been vacant since. Baydo's plan is to demolish these two houses and construct a 10 storey building with main floor office space and 70 residential apartment units. This project will also include a 3 level underground parkade, and an overall building height of 31 meters. Please refer to the following renderings. Services to this site, including water, sewer, gas and electricity, are currently available to the site with the plan to cap off during demolition. The services will then be required to be upgraded during construction.

The Notice of Approval Conditions for the Site Plan Control Application was issued on June 12, 2013. Correspondences with NOAC has continued since owning the property, most recently with Baydo submitting revised drawings on January 9, 2019, leading to receiving Site Plan Approval on September 17, 2019.

The Building Permit Application was submitted to the City of Toronto in December 2019, and confirmed January 13, 2020, by the City. Comments from various departments within the City were received as follows:

Fire Services Notice on February 21, 2020, with revisions sent back on March 13

Shoring Review on April 9, with revisions sent back on July 10

Structural Review on April 15, with revisions sent back on July 10

OBC Review on May 10, with revisions sent back on July 10

Structural Review on August 18, with revisions sent back on September 16

As the timeline for an approved building permit is yet to be determined, Baydo can no longer wait till it's approval to secure our project site as safety concerns continue to grow.

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Attachment 4: Letter from Applicant (2 of 5)



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In the meantime, Baydo has done everything reasonably possible in an attempt to secure this site from trespassers. This includes boarding up all windows and doors, and installing a construction fence around the property. These measures have not stopped the break-ins that occur daily, nor the regular dumping of garbage, furniture and gravel. Our construction fence has also been stolen and replaced at our own expense. The site has been evacuated by the police multiple times; with people returning the next day with more tools and supplies and break in once again. The neighbours have rightly been expressing concerns over the safety of the site, as well as the noise and overall look. The site has gone from an eyesore, to a place regularly visited by the police. Please refer to the following site photos.

As Baydo's building permit is currently under review, it remains our highest priority. However, for the safety and well-being of this neighbourhood, we feel we cannot wait any longer to secure this site.

In order for this proposal to be successful, Baydo requires the City to grant us the ability to gain a demolition permit before our building permit is approved.

Regards,



Stephen Gray, P.Eng.
VP – Operations
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Attachment 5: Letter from Applicant (3 of 5)



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Attachment 6: Letter from Applicant (4 of 5)



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Cleaning and Locking Up



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Attachment 7: Letter from Applicant (5 of 5)



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Break-ins and Inside the Houses

