

Residential Demolition Application - 627 Sheppard Avenue East

Date: December 14, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 17 Don Valley 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 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 single family dwelling at 627 Sheppard Avenue East is 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 627 Sheppard Avenue East and decide to:

1. Refuse the application to demolish the single family dwelling because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single family dwelling without conditions; or
3. Approve the application to demolish the single family dwelling 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 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 this property.

COMMENTS

On December 2nd, 2020, Toronto Building received a demolition permit application to demolish an existing single family dwelling at 627 Sheppard Avenue East.

The Owner, 625 Sheppard Avenue East Properties Incorporated requests the demolition of 627 Sheppard Avenue East. A one storey, single family detached dwelling located north of Highway 401 and east of Bayview Avenue. This property is currently unoccupied.

The demolition request is to facilitate future development in the site. The subject property received an LPAT zoning and OP approval in January 2020 for a 10 storey residential building. Site Plan Approval was approved and registered in February 2020. The development will required 6 single family dwellings to be demolished.

The subject building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished at 627 Sheppard Avenue East is residential and the applicant has not received a permit to replace the building 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. Request letter

Attachment 1 : Site Plan



Attachment 2 Request Letter

November 25th, 2020

Re: Demolition Permit Applications – 6 Greenbriar Road; 8 Greenbriar Road; 10 Greenbriar Road; 12 Greenbriar Road; 625 Sheppard Avenue East; and 627 Sheppard Avenue East

Dear Dwayne,

625 Sheppard Avenue East Properties Inc. filed demolition permit applications for the above noted single family detached homes. We are seeking demolition approval via Council instead of delegated demolition permit under Chapter 332 of the Ontario Building Code and kindly request that Toronto Buildings prepare and send a staff report for this purpose. We advise that we have contacted the Councillor for the area and is agreeable to the demolitions.

The properties listed for demolition form part of our current planning applications to redevelop the properties into a mid-rise mixed-use development. The LPAT in January 2020 issued a Final Order approving the proposed 10 storey mid-rise building. Site Plan Agreement was signed and registered in February 2020.

A full building permit application is currently being prepared and will be filed in early 2021. The demolition of the existing buildings will allow us to prepare the site for construction and allow us to drill additional boreholes to collect soil samples in the location where the buildings currently sit in order to finalize our Phase 2 report.

If you require any further information, please do not hesitate to be in touch.

Best Regards,

625 Sheppard Avenue Properties Inc.

Pedro Saavedra