

Residential Demolition Application – 1 Midland Avenue

Date: March 24, 2021
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 Scarborough 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 dwelling at 1 Midland Avenue 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 and Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the residential building at 1 Midland Avenue because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 1 Midland Avenue without conditions; or
3. Approve the application to demolish the residential building at 1 Midland Avenue 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 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

The City of Toronto Municipal Code [Chapter 363, Article II “Demolition Control” Subsection D (1)] requires that the application be referred to Scarborough Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On January 22nd, 2021, an application to demolish a dwelling at 1 Midland Avenue was submitted on behalf of the owner, Toronto and Region Conservation Authority.

In a letter submitted requesting the demolition permit, the owner states that the subject dwelling currently located at 1 Midland Avenue is located within a long-term erosion hazard area as determined by a slope stability analysis performed by geotechnical engineers retained by TRCA from Terraprobe Incorporated in 2014. Stabilizing the Scarborough Bluffs to address this hazard is a costly endeavour given the engineering requirements. TRCA opted to acquire the at-risk property from the landowner with the intent to demolish the residence and leave the lot as vacant greenspace.

All services to the property are disconnected/municipal sewer and water will be disconnected and cap at the property line. The residence has been vacant since July 2020. The intent is to leave the lot as vacant greenspace. This will allow the Scarborough Bluffs to continue to erode and self-stabilize without impacting any infrastructure in this area.

The application for the demolition of the dwelling 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 is a residential building and there are no replacement building permits to be issued. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Scarborough Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located south of Kingston Road at the north east corner of Midland Avenue and Fishleigh Drive. The subject property is zoned (RD) Residential Detached with exception 155 in City-wide Zoning By-law 569-2013 and zoned (S) Single-Family Residential with exception 4 in Cliffside Bylaw 9364.

CONTACT

Diana Yacoub, T (416) 392-7927
E-mail: Diana.Yacoub@toronto.ca

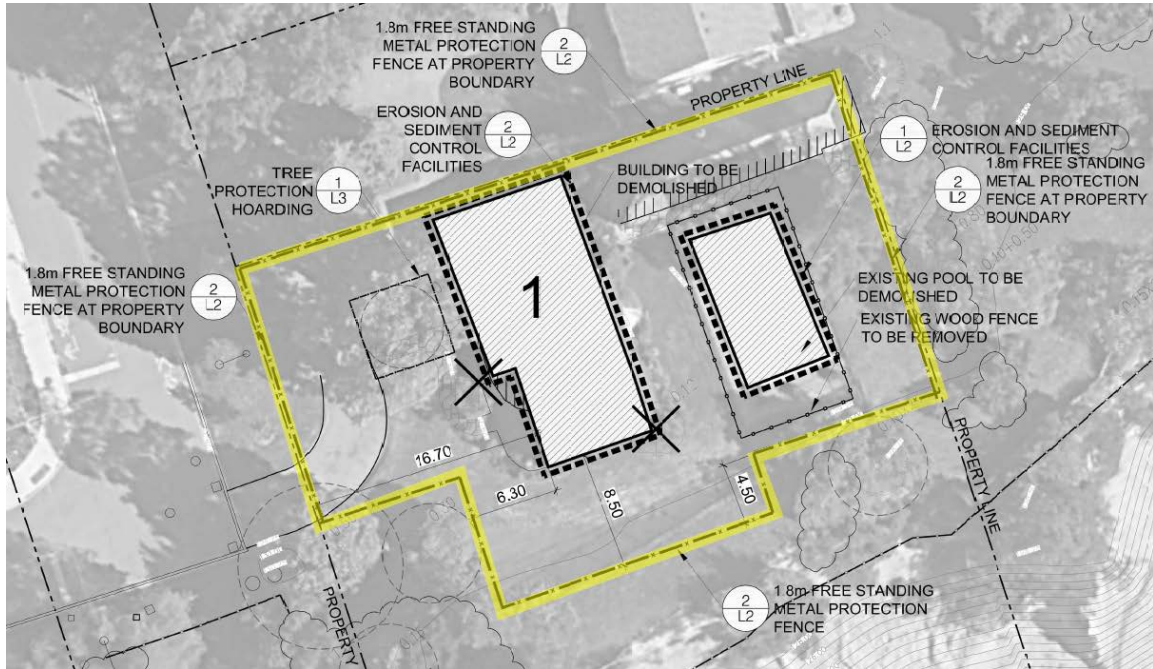
SIGNATURE

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

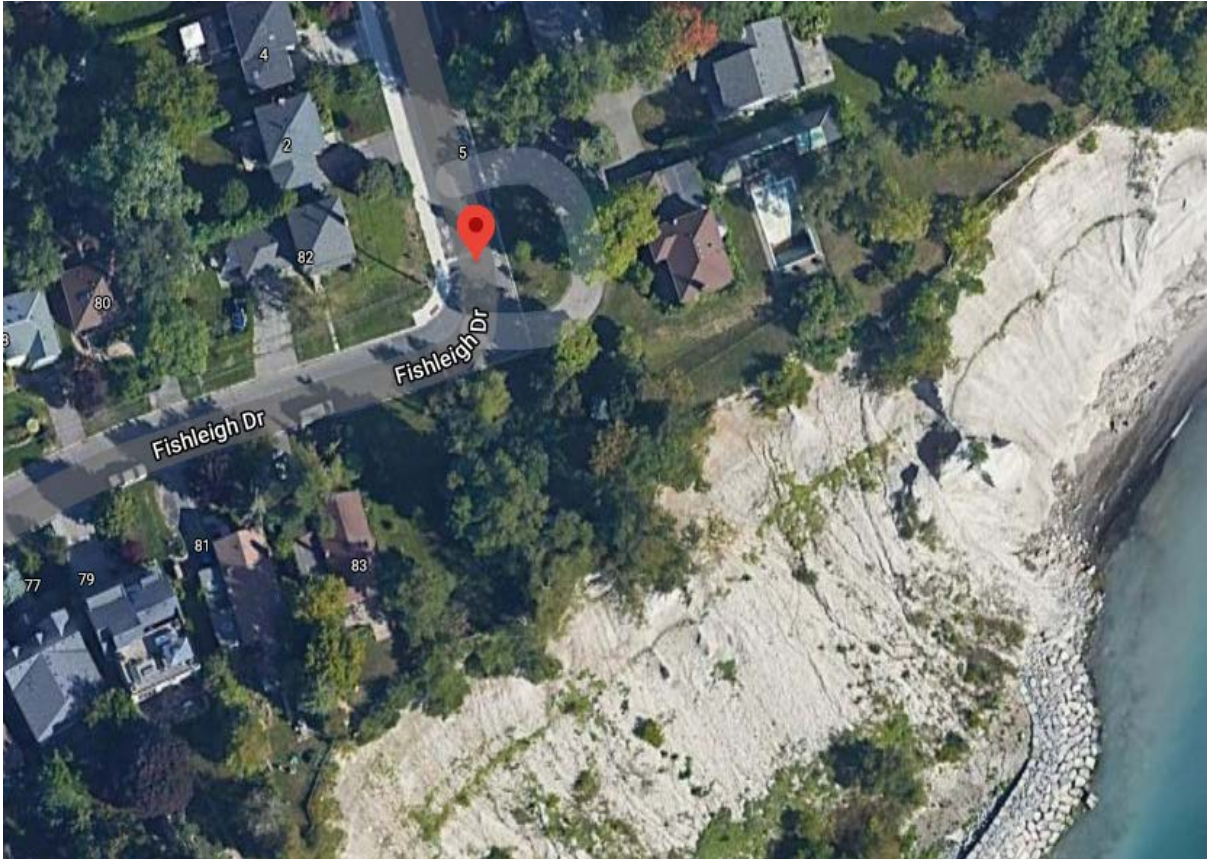
ATTACHMENTS

1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

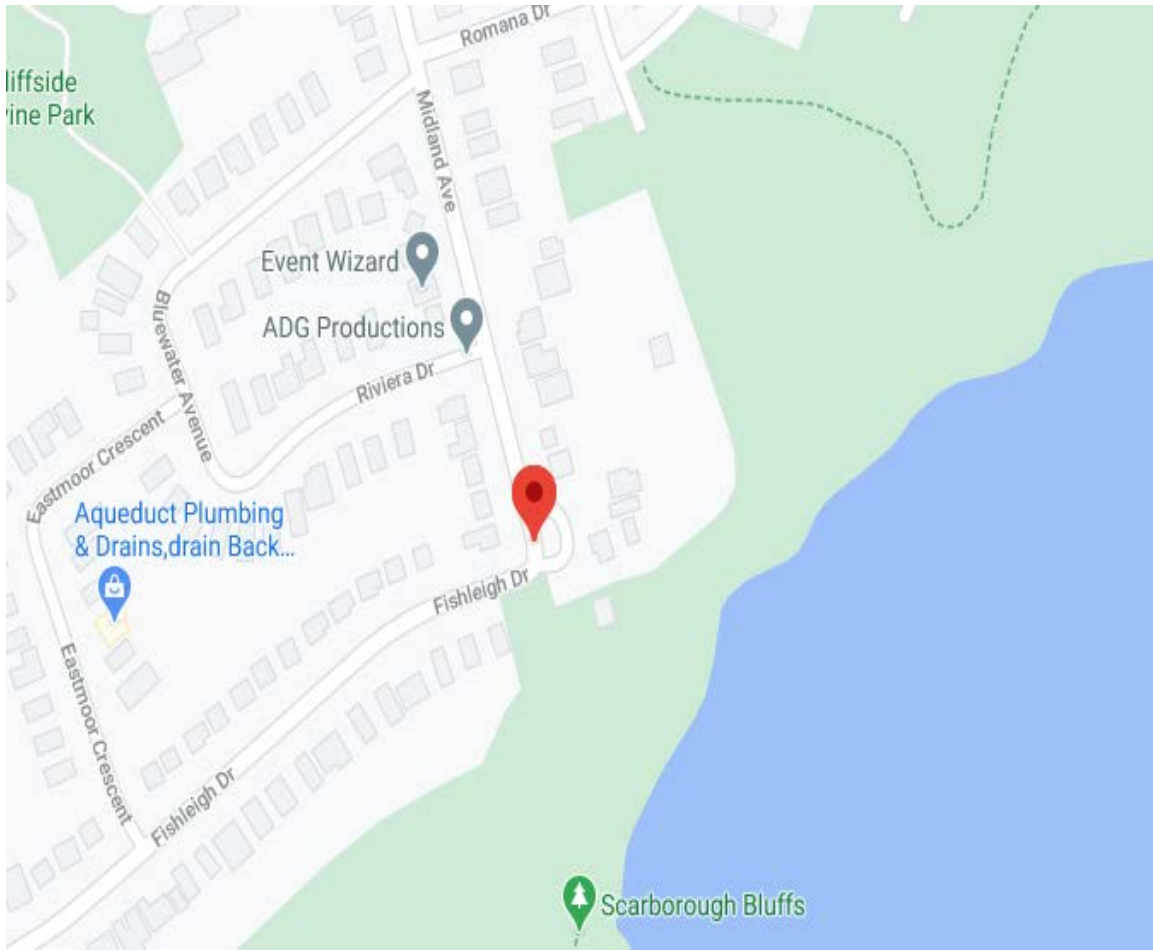
Attachment 1: Site Plan



Attachment 2: Photo



Attachment 3: Map



Attachment 4: Letter from Applicant

March 11, 2021

Ms. Diana Yacoub
Acting Manager, Plan Review
Toronto Building, East District
City of Toronto

Dear Ms. Yacoub,

Re: Toronto and Region Conservation Authority (TRCA) demolition of residence at, 1 Midland Avenue, in the City of Toronto

In response to your email requesting the reason for the demolition permit requested prior to the building permit being issued, information regarding city services provided to the existing building, if there is tenant or other still residing in building, and information of proposed redevelopment, please see below.

The dwelling currently located at 1 Midland Avenue is located adjacent to a long-term erosion hazard area as determined by a slope stability analysis performed by geotechnical engineers retained by TRCA from Terraprobe Incorporated in 2014. Stabilizing the Scarborough Bluffs to address this hazard is a costly endeavour given the engineering requirements, so TRCA opted to acquire the at-risk property from the landowner with the intent to demolish the residence and leave the lot as vacant greenspace.

All services to the property are disconnected/municipal sewer and water will be disconnected and cap at the property line. The residence has been vacant since July 2020.

The intent to leave the lot as vacant greenspace and not redevelop will allow the Scarborough Bluffs to continue to erode and self-stabilize without impacting any infrastructure in this area.

Please let me know if you have any further queries or concerns.

Sincerely,

Brandon Hester
Senior Property Agent, Property Services 2
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E: brandon.hester@trca.ca January 22, 2021