

Residential Demolition Application – 3686 to 3688 St. Clair Avenue East

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 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 and ancillary shed at 3686 to 3688 St. Clair 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 and Director, Toronto Building, Scarborough District recommends that the Scarborough Community Council:

1. Refuse the application to demolish the residential buildings at 3686 to 3688 St. Clair Avenue East because there is no permit to replace the buildings on the site; or
2. Approve the application to demolish the residential buildings at 3686 to 3688 St. Clair Avenue East without conditions; or
3. Approve the application to demolish the residential buildings at 3686 to 3688 St. Clair Avenue East 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

There is no decision history for this property

COMMENTS

On February 5, 2021, an application to demolish the single family detached dwelling at 3686-3688 St. Clair Avenue East was submitted by KFA Architects and Planners Inc. on behalf of the owner. They are seeking to demolish the existing single family detached dwelling located at 3686-3688 St. Clair Avenue East

In a letter submitted requesting the demolition permit, the owner states that the subject single family detached dwelling is a currently vacant one-storey detached dwelling and ancillary shed.

The owner seeks to proceed with demolition because of concerns regarding squatters during the winter, potential structural and fire hazards as the building is vacant and preparation of site for servicing works in advance of the development.

The property owner entered into a Site Plan Agreement with the City of Toronto on January 6, 2021 to facilitate the redevelopment of the subject property with a 3-storey mixed-use building comprised of 16 residential units and 71.5 square metres of retail gross floor area. The Zoning By-law Amendment permitting the above was approved by Council on May 15, 2019. The applicant anticipates that a full building permit application will be submitted to Toronto Building no later than March 12, 2021.

The owner intends to begin construction on the property during spring 2021 and would like to demolish the buildings in advance to begin site preparation for construction (installing tree protection zones, site hoarding) and to ensure that there are no health and safety issues in the interim.

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 buildings proposed to be demolished contain 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 Scarborough Community Council to issue or refuse the demolition permit.

Site and Surrounding Area

The subject property is located on the north-east corner of St. Clair Avenue East and Vivian Road.

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

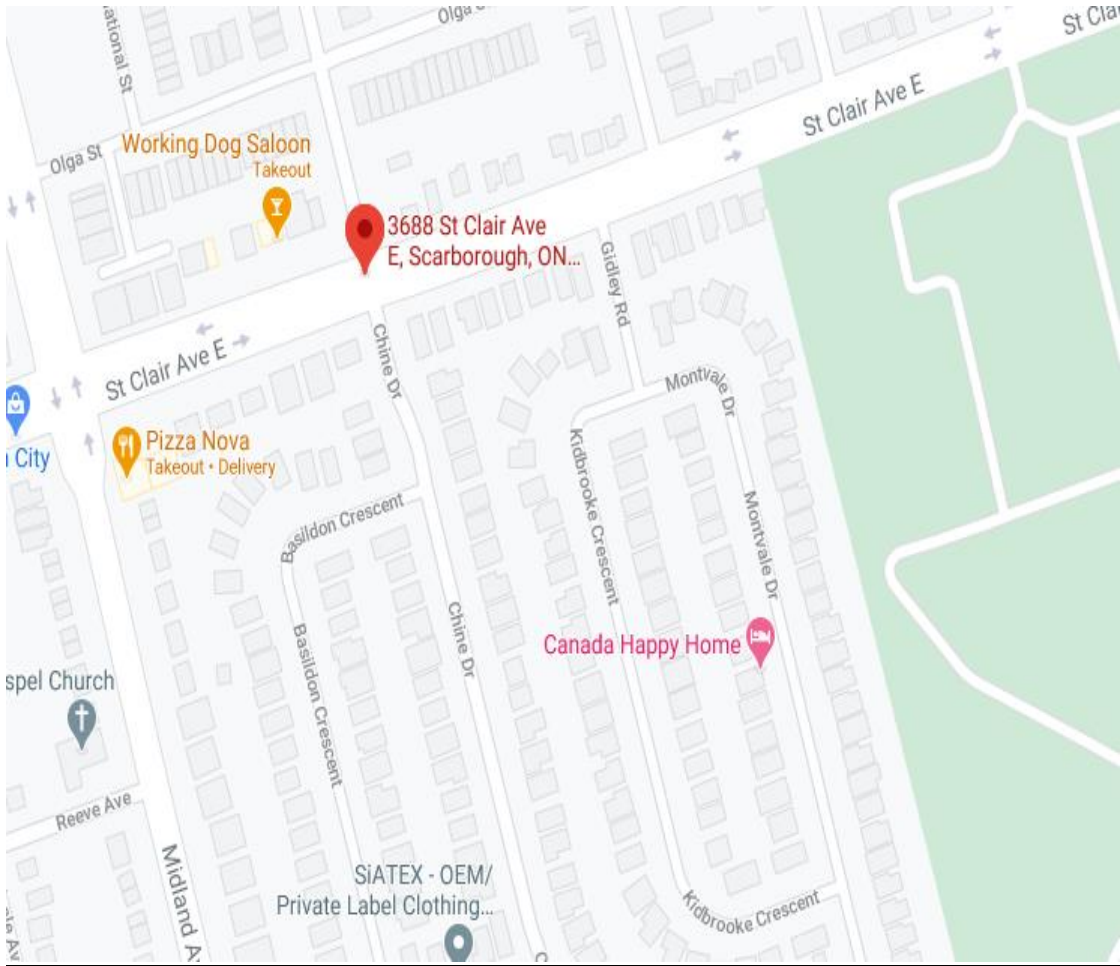
1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

ST. CLAIR AVENUE EAST
(ROAD ALLOWANCE BETWEEN CONCESSIONS B & C)
(ESTABLISHED AS PUBLIC HIGHWAY BY SCARBOROUGH BY-LAW N° 13782, INSTRUMENT N° 413889)
PLAN 06423-0228

Attachment 2: Photo



Attachment 3: Map



Attachment 4: Letter from Applicant

February 24, 2021

Toronto Building, Scarborough District
Scarborough Civic Centre, Floor 3
150 Borough Drive
Toronto, ON
M1P 4N7

Attention: Diana Yacoub, Plan Review Manager
Scarborough District
Project: 3686-3688 St. Clair Avenue East
21 113359 DEM 00 DM
18 221756 ESC 36 SA

Project No: 20077

Re: Request for Staff Report to Council regarding Residential Demolition -
Residential Demolition Permit (21 113359 DEM 00 DM)

Dear Diana,

KFA Architects + Planners Inc. is the registered architect for the owner of the lands known as 3686-3688 St. Clair Avenue East, in the City of Toronto (herein referred to as the 'subject property'). The subject property is located on the north-east corner of St. Clair Avenue East and Vivian Road and is currently occupied with a vacant 1-storey detached dwelling and ancillary shed.

It is our understanding that Municipal Code Ch. 363, Article II refers the approval of residential demolition to Scarborough Community Council. This letter is a formal request on behalf of the owner to prepare a Staff Report to Council requesting permission to proceed with the demolition of the existing vacant 1-storey dwelling and ancillary shed located on the property. All municipal services to the building have been disconnected.

The owner seeks to proceed with demolition at this time for the following reasons:

- Concerns regarding squatters during the winter;
- Potential structural and fire hazards as the building is vacant; and
- Preparation of site for servicing works in advance of development.

The property owner entered into a Site Plan Agreement with the City of Toronto on January 6, 2021 to facilitate the redevelopment of the subject property with a 3-storey mixed-use building comprised of 16 residential units and 71.5 square metres of retail gross floor area. The Zoning By-law Amendment permitting the above was approved by Council on May 15, 2019. We anticipate that a full Building Permit application will be submitted to Toronto Buildings no later than March 12, 2021.

The owner intends to begin construction on the property during Spring 2021 and would like to demolish the building in advance to begin site preparation for construction (installing tree protection zones, site hoarding) and to ensure that there are no health and safety issues in the interim.

If you have any questions or concerns, please feel free to contact the undersigned at 905-334-9652 or rtsap@kfarchitecture.com.
Sincerely,

KFA Architects and Planners Inc.,

Per:
Roman Tsap, BURPI
Senior Planner

c. Clients
Adam Dussault, KFA Architects + Planners Inc