

Residential Demolition Application - 11 Franklin Avenue

Date: June 3, 2021

To: Scarborough Community Council

From: Deputy Chief Building Official and Director, Toronto Building, Scarborough District

Wards: Ward 25 - Scarborough-Rouge Park

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 City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of a dwelling at 11 Franklin 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 11 Franklin Avenue because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 11 Franklin Avenue without conditions; or

3. Approve the application to demolish the residential building at 11 Franklin Avenue with the following conditions:

- a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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 6.3, 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

March 19, 2021, an application to demolish a dwelling at 11 Franklin Avenue was submitted on behalf of the owner, Your Home Developments (Franklin) Inc.

In a letter submitted requesting the demolition permit, the owner states that demolishing the subject building would be in the best interest of the neighbourhood for aesthetic and safety concerns as the building has had some recent vandalism and squatters, which has resulted in the Police Department being contacted on numerous occasions.

A zoning application was approved by Council on May 28, 2020 for 6175, 6183 Kingston Road & 1, 2, 4, 5, 7, 10 and 11 Franklin Ave to facilitate the redevelopment of the subject site with 16 townhouses, 20 semi-detached dwellings and 8 detached dwellings for a total of 44 new dwellings.

All services to the property are disconnected/municipal sewer and water will be disconnected and capped at the property line. The existing house is vacant.

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 6 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 between Kingston Road and Hwy 2A, north-east of the Highland Creek Overpass. The subject property is zoned (RD) Residential Detached (f15.0; a696) (x718) in City-wide Zoning By-law 569-2013 and zoned as Single –Family Residential (S-6-24-26-31-37-44-50-67) in Scarborough Highland Creek Zoning By-law.

CONTACT

Josh Heisterkamp, T (416) 392-7927
E-mail: josh.heisterkamp@toronto.ca

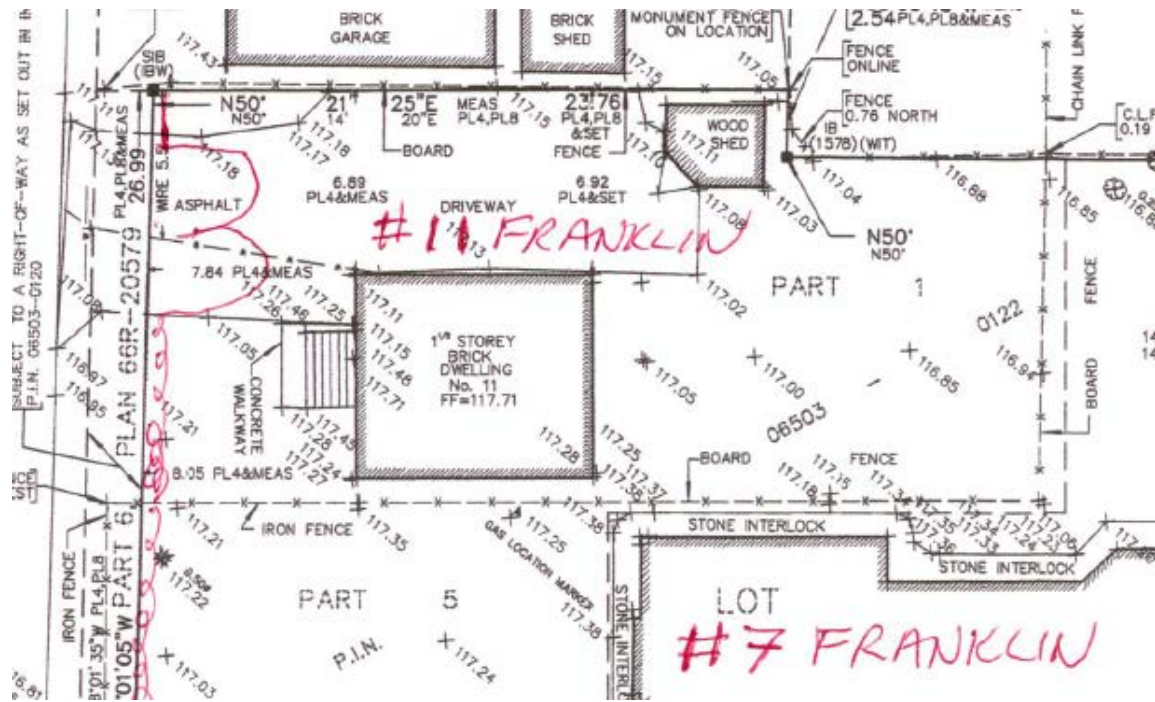
SIGNATURE

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

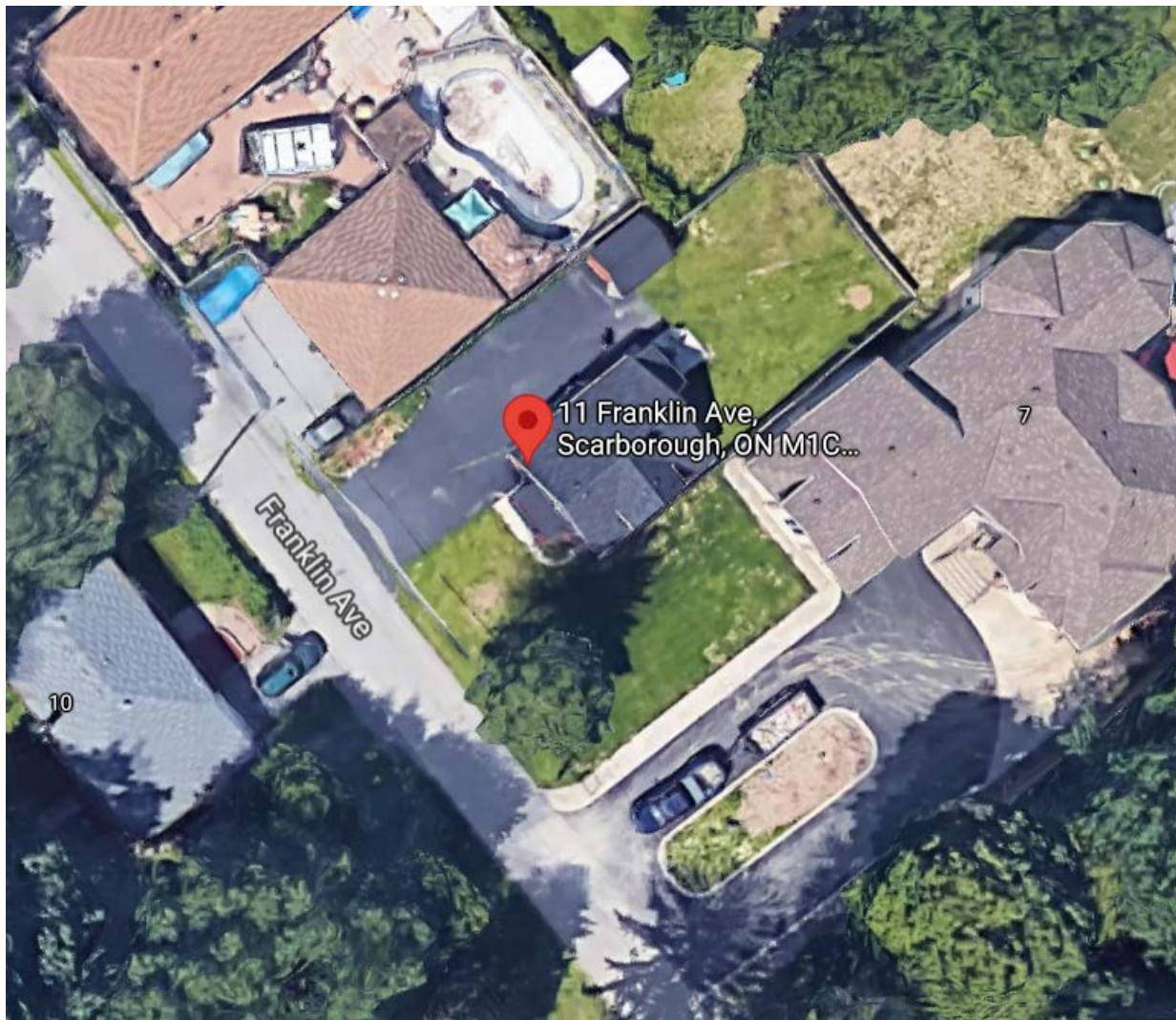
ATTACHMENTS

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

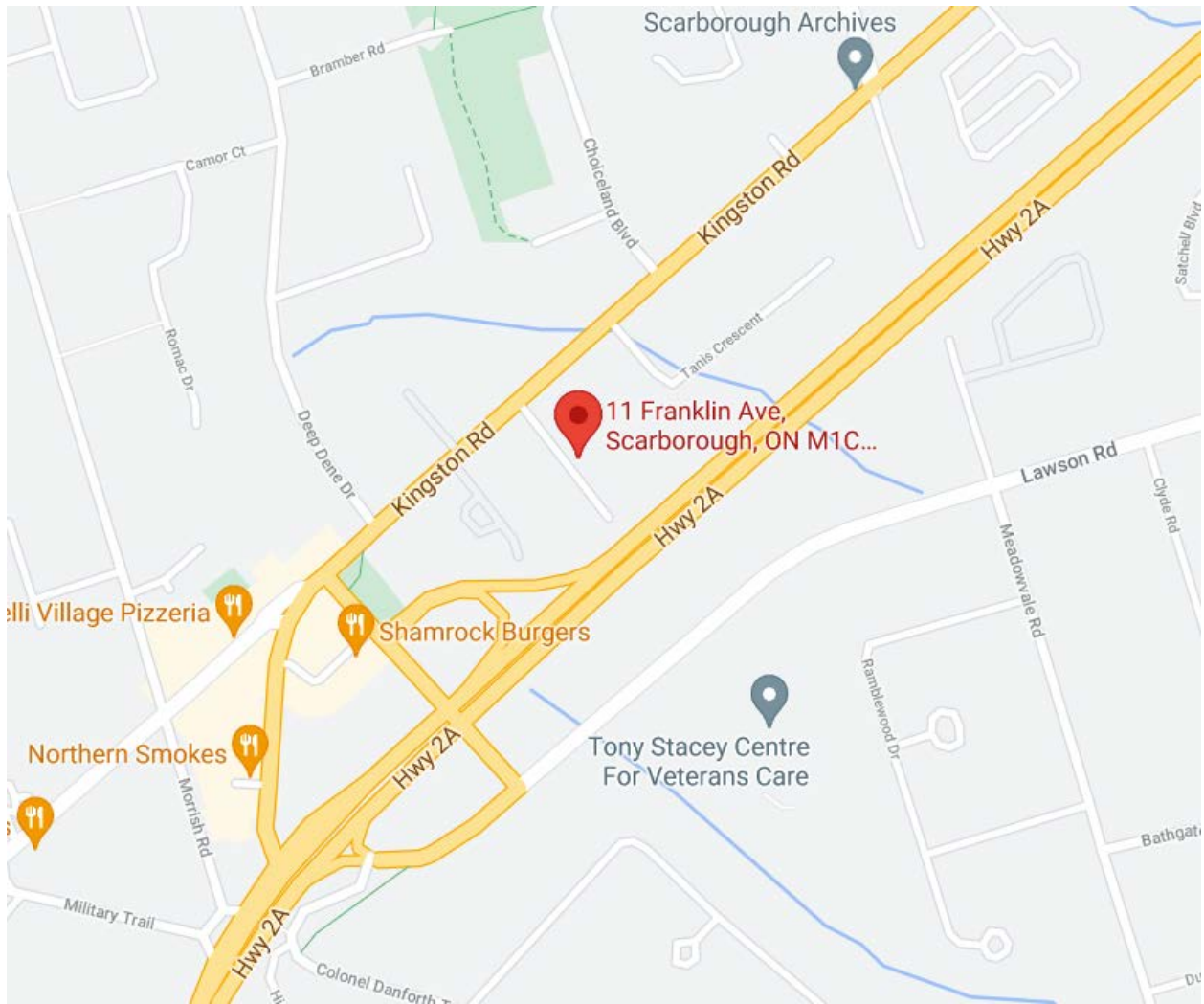
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

LETTER OF JUSTIFICATION

MAY 4 2021

To: Diana Yacoub
Building Engineer
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From: Steven Shirriff
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Re: Demo Permit Application #: 21 130041 DEM 00
11 FRANKLIN AVE
T.O, Ont. Ward: 44

Hi Diana. As per the Building Department's request, I am supplying a letter to request release of our demolition permit prior to a building permit being issued. Our proposal is to erect 20 new semi-detached dwellings and 8 single family dwellings plus 16 townhomes. Related City of Toronto File Numbers are 14 137827 ESC 44 OZ and 14 137838 ESC 44 SB. Zoning was approved at City Council meeting held on May 28, 2020, subject to two Engineering conditions which we should have cleared shortly.

The existing house on this property is vacant and we have since disconnected the utilities to the house. We do feel it would be in the best interest of the neighbourhood to remove the existing structure for aesthetic and safety concerns as the home has had some recent vandalism and squatters the police have been notified on numerous occasions. I trust this is sufficient and if you require any other information, please do not hesitate to contact me.

Sincerely: 
Steven Shirriff

cc: Trudy Peterson
Derek Small