

Residential Demolition Application - 2375 to 2381 Eglinton Avenue East

Date: June 3, 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 City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of a dwelling at 2375 to 2381 Eglinton 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 building at 2375 to 2381 Eglinton Avenue East because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 2375 to 2381 Eglinton Avenue East without conditions; or

3. Approve the application to demolish the residential building at 2375 to 2381 Eglinton 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 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 2375-2381 Eglinton Avenue EAST was submitted on behalf of the owner, L.C. Original Build Ltd.

In a letter submitted requesting the demolition permit, the owner states that the site is contaminated and they are in the process of commencing a remediation plan in order to achieve a Record of Site Condition from the Ministry of the Environment. In order to do this they would like to demolish the buildings.

There are a total of 4 properties containing 4 vacant commercial spaces and 4 residential apartments. 3 of the residential apartments are occupied and one is vacant.

Services to the property have not been disconnected.

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 on Eglinton Avenue East, west of Kennedy Road The subject property is zoned Commercial Residential CR 0.6 (c0.6; r0.0) SS3 (x538) in City-wide Zoning By-law 569-2013 and zoned as Highway Commercial (HC-25-28-89-90-92) in Scarborough Inview Zoning By-law.

CONTACT

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

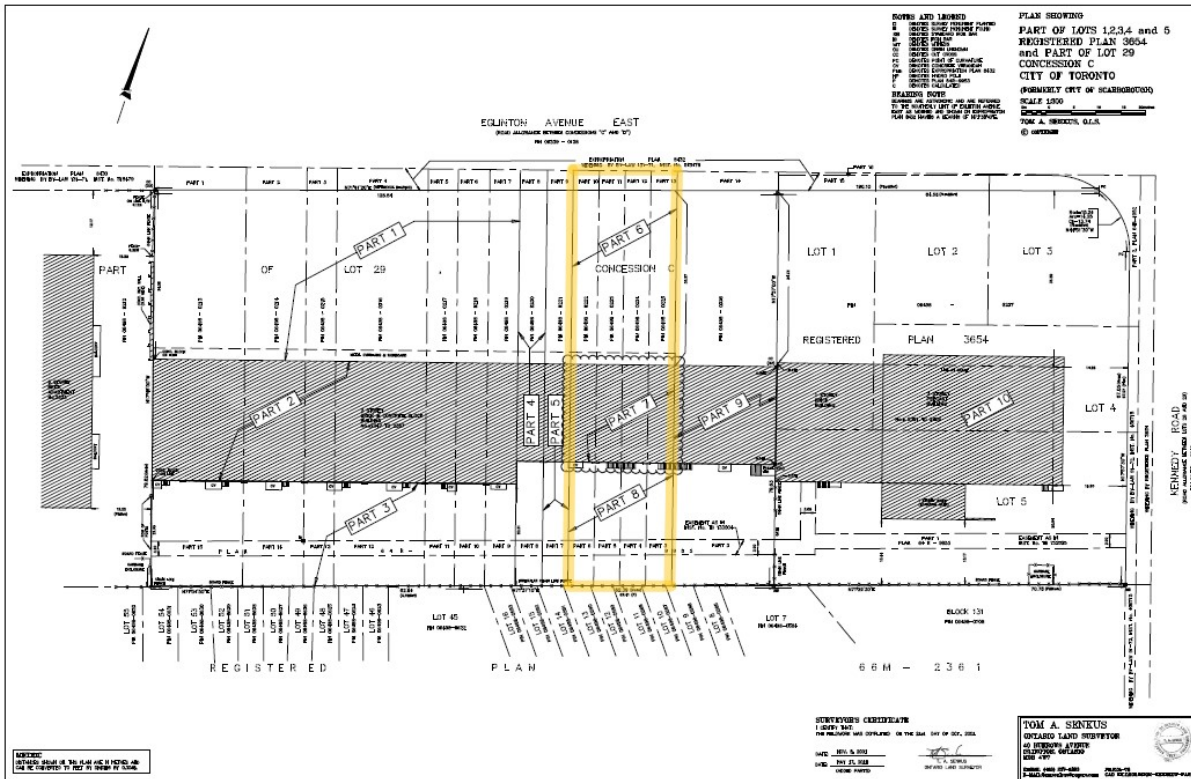
SIGNATURE

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

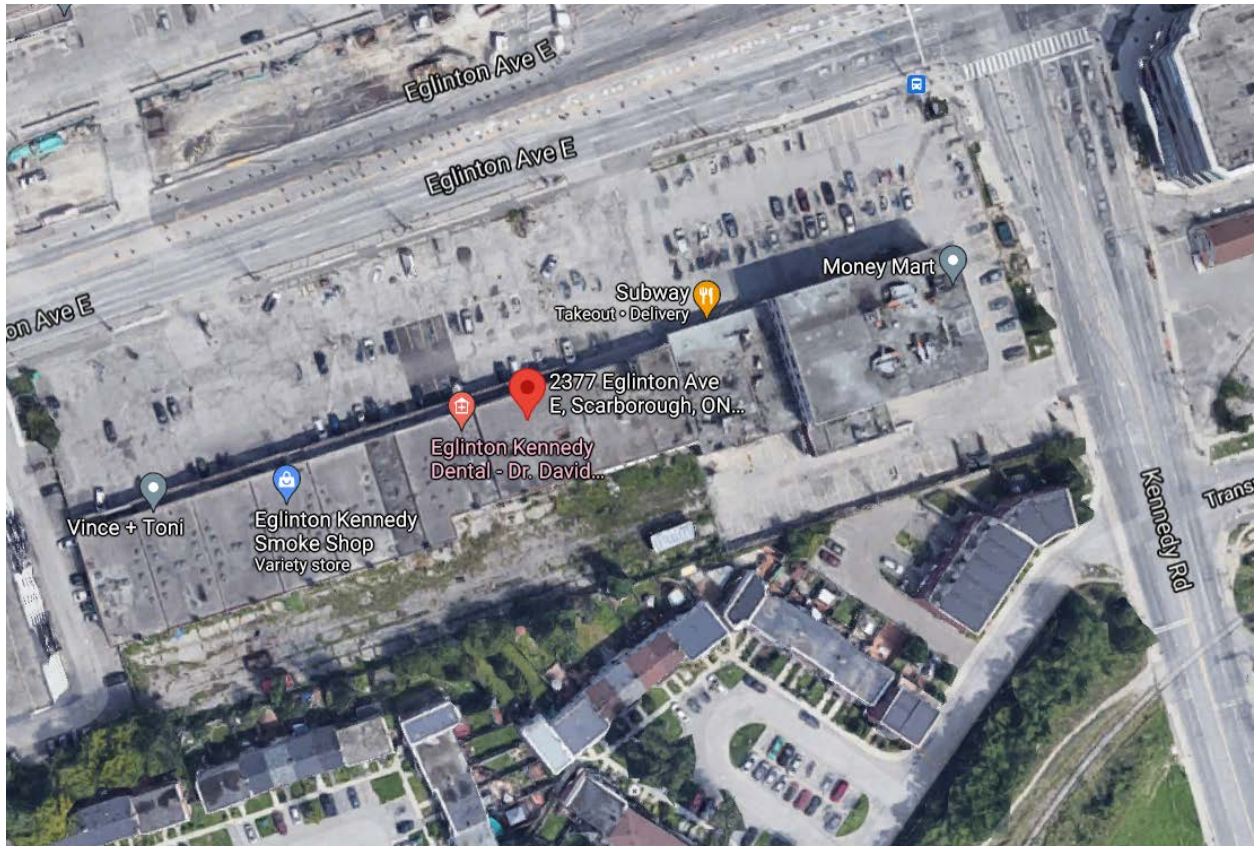
ATTACHMENTS

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

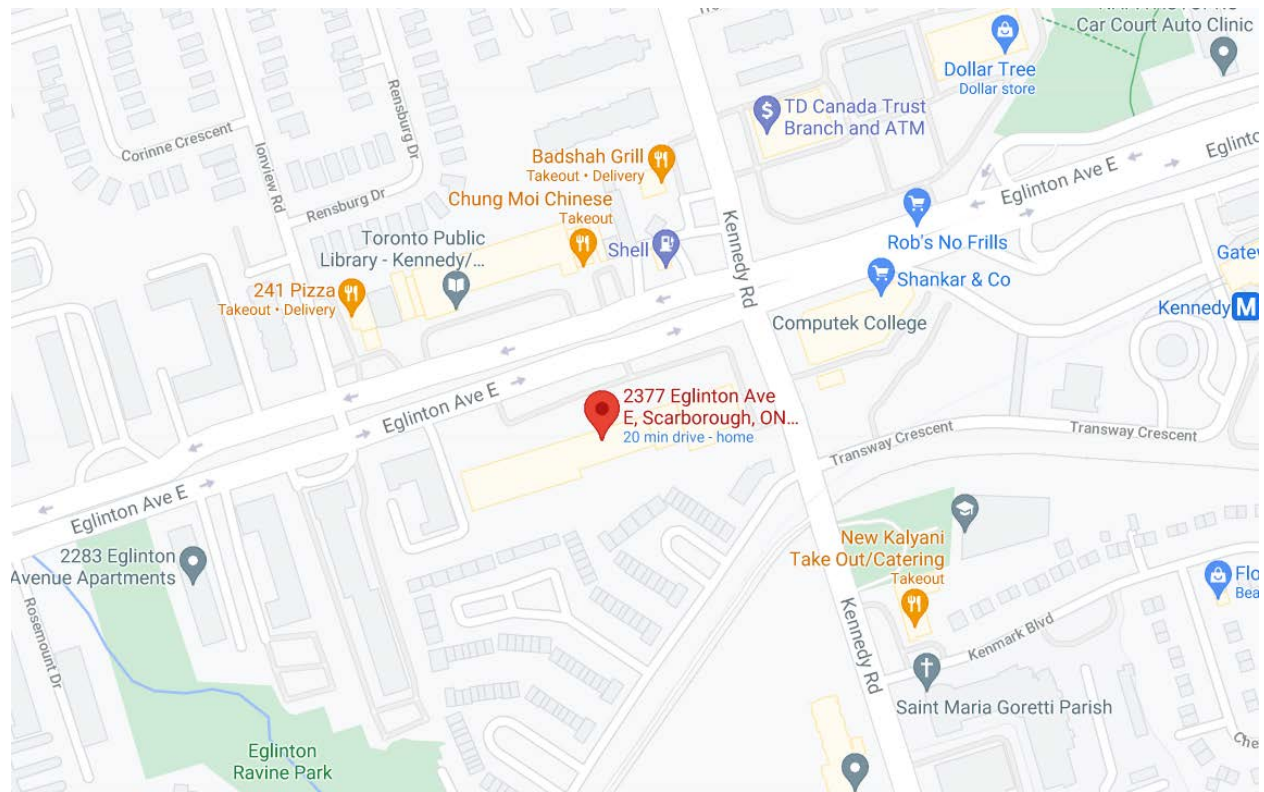
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

May 27, 2021

Paul Dhir
Planning Review Manager
150 Borough Drive
Scarborough Civic Centre
3rd Floor
Toronto, Ontario
M1P 4N7

Re: Application No. 19 169445 DEM 00 DM for the properties of 2375-2381 Eglinton Ave East

Mr. Paul Dhir,

I am writing to provide information about the above noted demolition permit application. We are requesting that the city grant us a demolition permit in advance of the normal course of applying for the permit at the same time as applying for a building permit. The reason we are applying at this time is due to the contamination caused to our property from the neighboring property to the east, 2383 Eglinton Ave East. They have contaminated our property and we are in the process of commencing a remediation plan in order to achieve a RSC from the MOE. In order to do this in the most effective way possible we would like to demolish the buildings. I have attached a copy of our remediation plan which has been approved by MOE.

There are a total of 4 properties, 4 vacant commercial spaces, 4 residential apartments 1 of which is vacant. There is currently water hydro and gas service for the 4 properties. Once the remaining 3 residential tenants have vacated, we will have hydro and gas service removed.

As this application consists of a property with only 4 residential units and is not contiguous with our other application, we believe this permit should be approved without the need for community council consultation.

Our initial plans for the redevelopment of the property are for a mixed use with ground floor retail and high-rise rental apartments above.

Sincerely,



Lorne Shiff

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