

Residential Demolition Application - 1620 Military Trail

Date: August 20, 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 1620 Military Trail 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 1620 Military Trail because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 1620 Military Trail without conditions; or
3. Approve the application to demolish the residential building at 1620 Military Trail with the following conditions:

- a) that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Building Construction and Demolition, 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

On November 12, 2020, an application to demolish a dwelling at 1620 Military Trail was submitted on behalf of the owner, Highland Trail Developments Limited.

In a letter submitted requesting the demolition permit, the owner states that the building is in a dilapidated condition and has been vacated earlier this year. It has been broken into a number of times and is unsightly as well as posing a safety risk. The application to demolish the building was made so as to create a clean, level and safe site as the land has been accepted to be dedicated as part of the required offsite parkland dedication associated with the development application proposed at 1625 Military Trail & 6000 Kingston Road. This application is currently undergoing review by City Planning Staff and is targeted to be reported to Community Council and Council immediately following the August break.

Enbridge and Hydro services have been disconnected. Sewer connection has not been disconnected. 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 north-west of the intersection of Kingston Road and Military Trail. The subject property is zoned as Commercial Residential (CR-214-215-216-217-265-270-275-503-507-510-516-518-519-540-555-556-571-573-574-575-577) in Scarborough Highland Creek Zoning By-law No. 10827.

CONTACT

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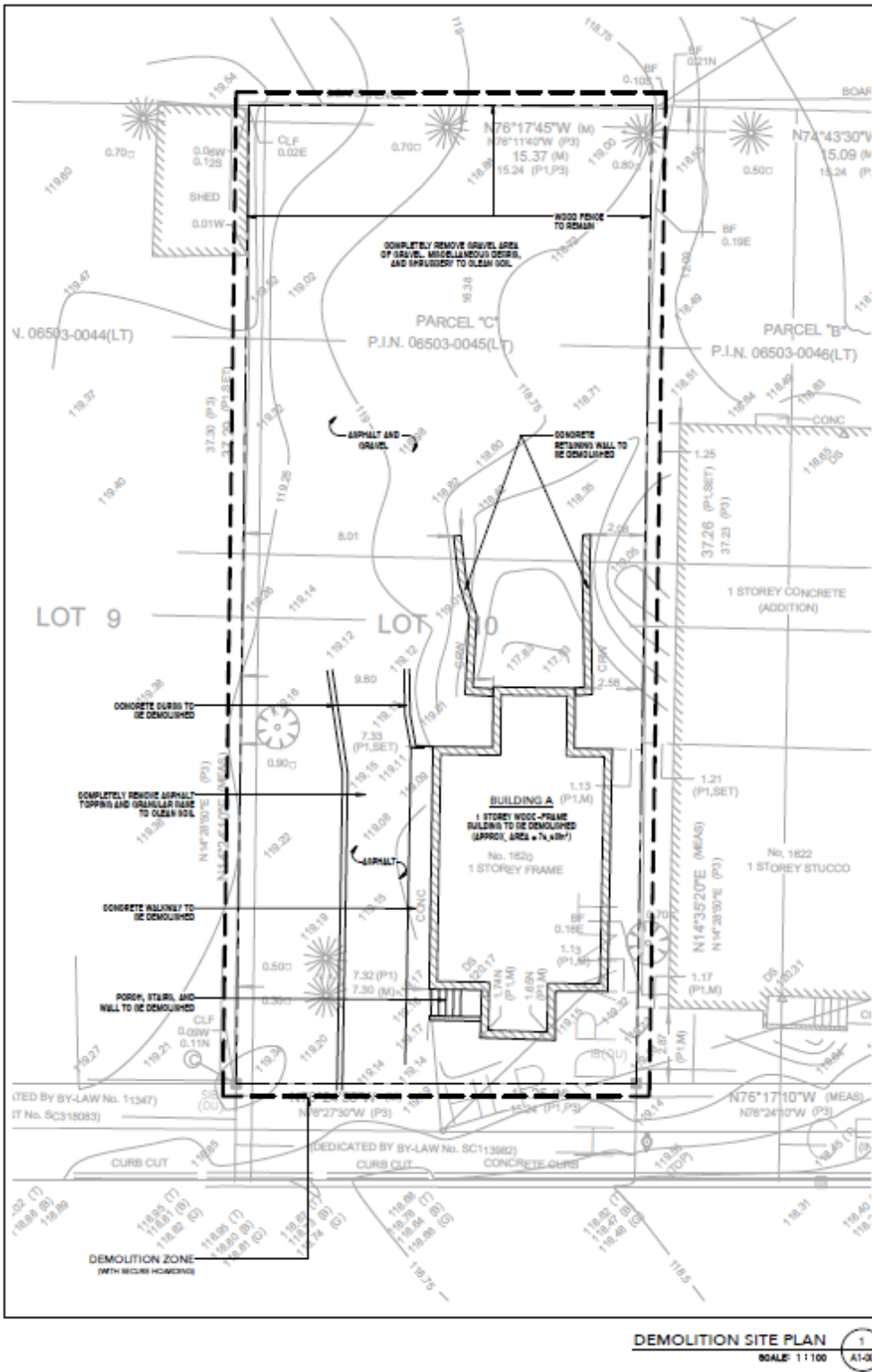
SIGNATURE

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

Plan Review Manager
Scarborough Civic Centre
150 Borough Drive
Third Floor
Toronto, ON M1P 4N

June 9, 2021

**RE: Demolition of a residential building without replacement building permit
1620 Military Trail, Scarborough (20 217604 DEM 00 DM)**

Dear Sir / Madam,

We are pleased to provide this justification letter in response to Zoning By-law Notice dated Nov 20, 2020 for the above demolition permit application.

Reason for requested demolition permit

The lot area of the property is 570 square meters and contains an existing 1-storey wood-frame residential building, approximately 75.5 square meters in floor area. The building is in a dilapidated condition and has been vacated earlier this year. It has been broken into a number of times and is unsightly as well as posing a safety risk.

The application to demolish the existing building was made so as to create a clean, level and safe site as the land has been accepted to be dedicated as part of the required offsite-parkland dedication associated with the development application proposed at 1625 Military Trail & 6000 Kingston Road (19 237544 ESC 25 OZ). This application is currently undergoing review by City Planning Staff and is targeted to be reported to Community Council and Council immediately following the August break.

City Services Provided/Discontinued

Enbridge and Hydro services have been disconnected. Sewer connection has not been disconnected.

Tenants

The building is vacant having been vacated earlier this year.

Information of Proposed Development

As indicated above, the site will not be redeveloped on its own, rather it has been accepted to be conveyed to the City as part of the parkland dedication requirement for the proposed development located at 1625 Military Trail & 6000 Kingston Road.

Yours Sincerely,



Michael Shmulevitch
Development Planner
416-688-8488