

Residential Demolition Application - 378-382 Bering Avenue

Date: February 1, 2022
To: Etobicoke York Community Council
From: Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District
Wards: Ward 3 - Etobicoke Lakeshore

SUMMARY

This staff report is about a matter for which the Etobicoke York Community Council has delegated authority 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 an existing 1 storey frame dwelling located at 378-382 Bering Avenue (Application No. 21 236429 DEM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following

conditions:

- a) That construction fences 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 that the site 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

There are no financial impacts.

DECISION HISTORY

There is no history for this property

COMMENTS

On November 10, 2021, application for the demolition of an existing 1 storey dwelling at 378-382 Bering Avenue was submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted.

In a letter dated February 1, 2022, the Owner, Bering Storage Inc. and Bering Storage L.P. (XYZ Storage), outlined the reasons for requiring demolition permits at this time.

The letter indicates the properties at 378-382 Bering Avenue were purchased in 2021 with the intention to demolish the dwelling in favour of constructing a new 6 storey self-storage building with 14,575 square meters of GFA on the property for future redevelopment. A rezoning application (21 170124 WET 03 OZ) was submitted in June 14, 2021 and is currently under review by the City.

The Owner indicates that in the time that has elapsed in securing approval for a new building on the site, the existing dwelling situated on the lands have remained vacant and intact but has been the subject of trespassing and vandalism. Supplementary information provided by the Owner demonstrating the current condition of the building is appended to this report.

It is the Owner's intent to submit a site plan application by the end of February 2022, followed by a building permit application to construct a new (replacement) building in the summer of 2022. As a result of the building having fallen into disrepair and out of concern that the vacant condition of the property continues to be a target for vandalism and trespassing which poses a hazard to the community, the Owner has asked for approval to demolish the existing dwelling at this time. With the approval for demolition, the site would be returned to an unimproved condition (vacant lot) in anticipation of the replacement permit.

The application for the demolition of the residential buildings have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the building is neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the building at 378-382 Bering Avenue is residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

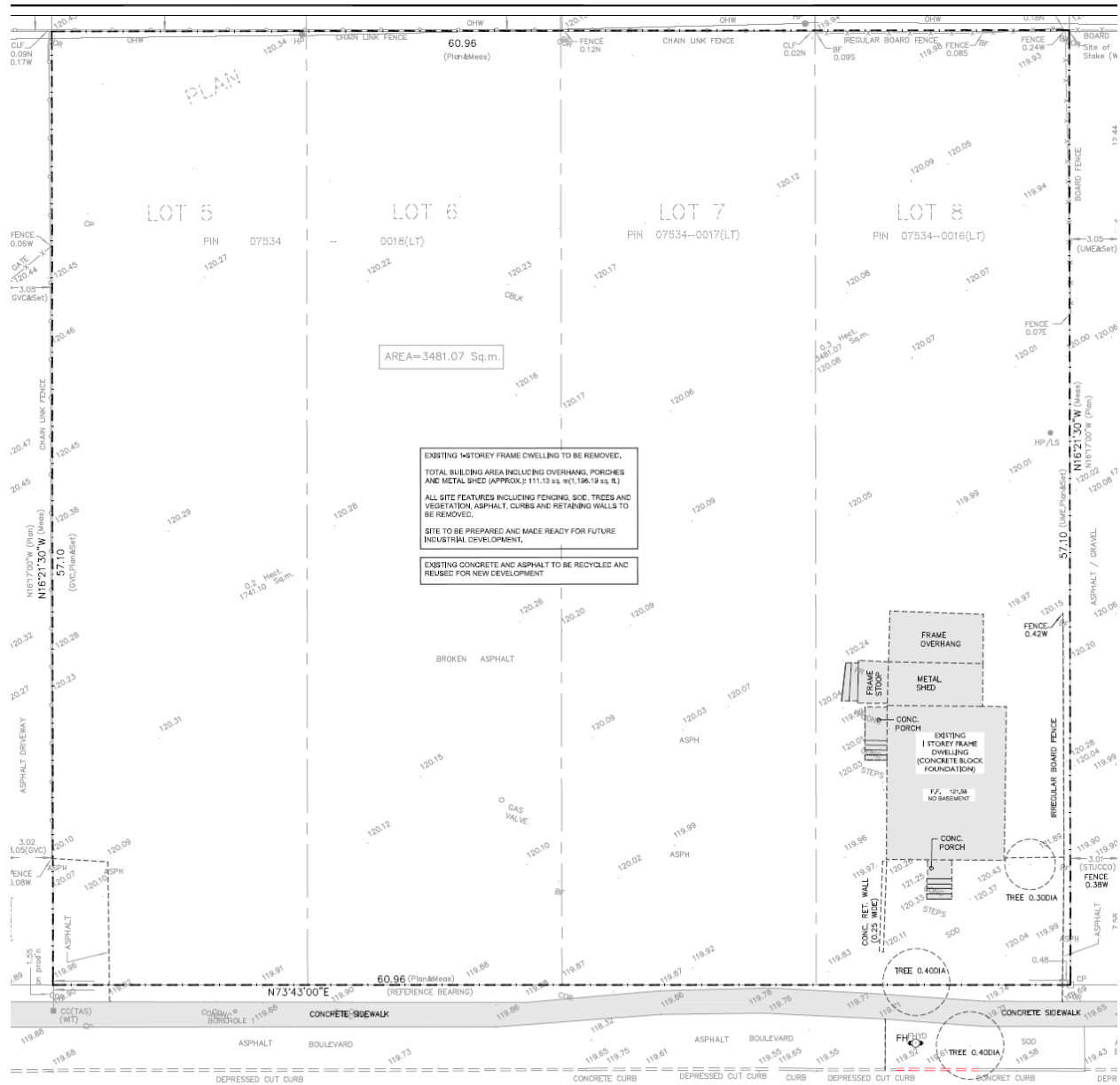
Catherine Bologna
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Etobicoke York District
T: (416) 394 -8072
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SIGNATURE

Sandra Burrows, P. Eng, MCIP, RPP
Deputy Chief Building Official and Director, Toronto Building
Etobicoke York District

ATTACHMENT

Attachment 1: Site Plan of 378-382 Bering Avenue



Attachment 2: Letter from Owner's representative



Attention to:
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February 1, 2022

Response to City as per Notice (Attached) for Demo Permit

Project: 378-382 Bering Avenue, Etobicoke – XYZ Self Storage Project
Application #: 21 236429 DEM 00 DM

To whom it may concern,

The Owner (Bering Storage Inc & Bering Storage L.P.), purchased the property on August 5th, 2021.

Maple Reinders Constructors Ltd; submitted a Demo Permit Application on November 5th, 2021 on behalf of the Owner (Bering Storage Inc & Bering Storage L.P.); to remove the existing residential dwelling currently on site.

This site (project) is currently in for Zoning By-Law Amendment (City File No.: 21 170124 WET 03 OZ). The new development that is being proposed is a 6 storey Self-Storage Facility; 156,893 sqft in size.

We understand that in accordance with the Toronto Municipal Code, Chapter 363 – Building Construction and Demolition, Subsection D under Article 6, the proposed demolition of this house requires a letter to council to authorize the demolish ahead of a replacement building permit.

This Memo is to advise that we would like to demolish the old dwelling prior to obtaining a building permit; it is in poor condition. To demolish would avoid negative attraction to the house such as but not limited to; squatting, vandalism, arson of a vacant dwelling, animals from nesting, attracting the wrong individuals.

Please see attached drawings of the current dwelling on site.

We will be submitting an SPA application within the next month followed by a building permit application in late spring/early summer – NOAC dependent.

Maple Reinders Constructors Ltd.

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Should you have any questions, kindly contact me or the applicant; Valentina Horvatic (Maple Reinders Constructors Ltd) at 905-821-4844 ext. 330 or valentinah@maple.ca. My Contact information is below.



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Photos of existing Dwelling on Site:



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