

Residential Demolition Application - 128, 130 & 132 Gorman Park Rd and 795, 797 & 799 Sheppard Ave W

Date: April 20, 2022
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 06 - York Centre

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the applications for the demolition of six single family dwellings at 128, 130, 132 Gorman Park Rd and 795, 797, 799 Sheppard Ave W is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition applications for 128, 130 & 132 Gorman Park Rd and 795, 797 & 799 Sheppard Ave W and decide to:

1. Refuse the applications to demolish the single family dwellings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the single family dwellings without conditions; or
3. Approve the applications to demolish the single family dwellings 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 489; and
- d. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no history for this property.

COMMENTS

On April 4, 2022, Toronto Building received demolition permit applications to demolish the existing single family dwellings at 128, 130, 132 Gorman Park Rd and 795, 797, 799 Sheppard Ave W.

This is a future development site which will contain a 9 storey residential building containing 85 dwelling units. The six properties have been vacant for a few years and have become un-inhabitable due to poor conditions. Demolition of the six buildings is proposed to enhance community safety and remove visual impacts to the neighbourhood ahead of the planned development.

The subject building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 128, 130, 132 Gorman Park Rd and 795, 797, 799 Sheppard Ave W is residential and the applicant has not received a permit to replace the building or to redevelop the site. In such a case, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

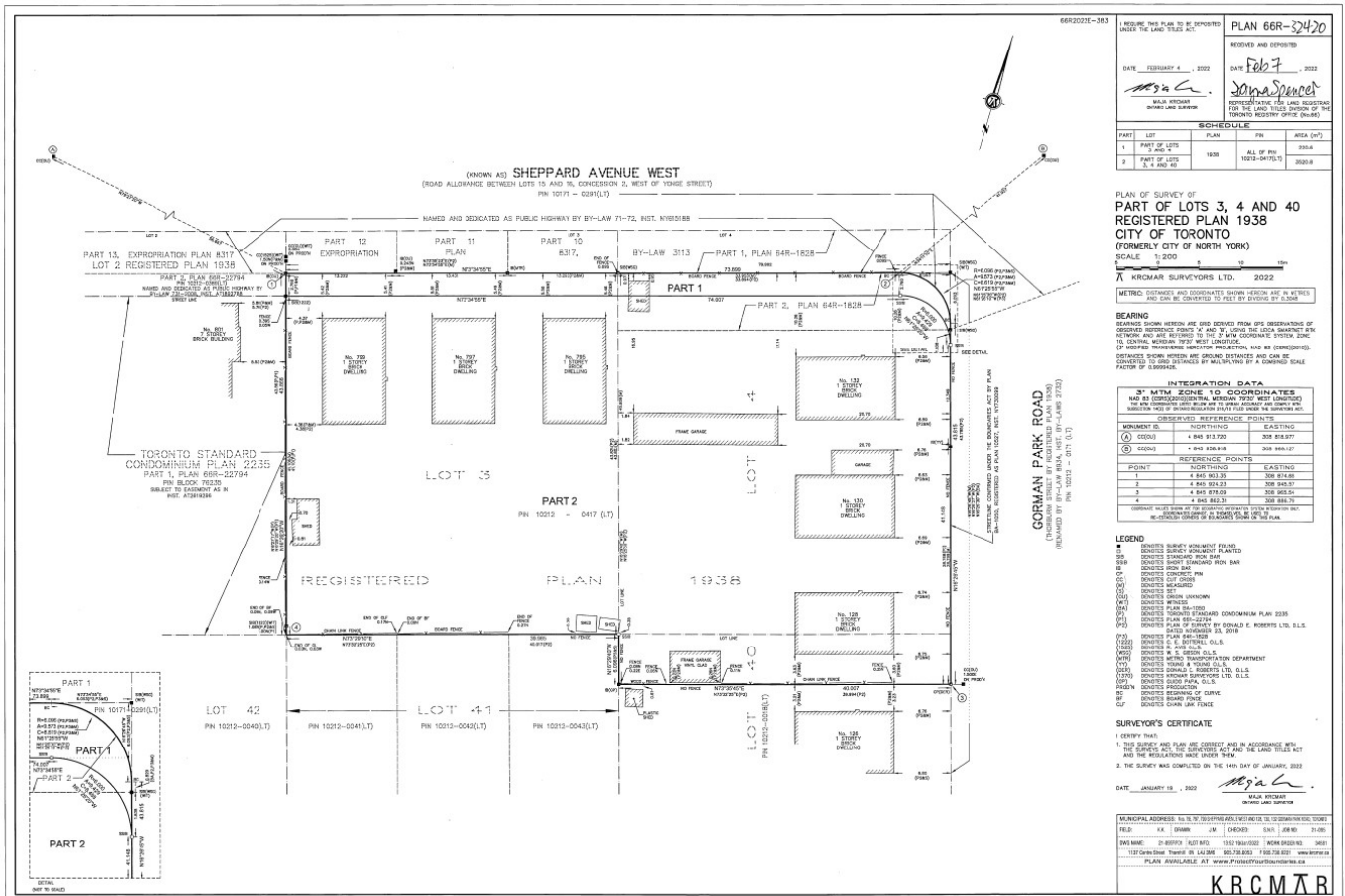
Anthony De Francesca
Manager Plan Review,
Toronto Building
Tel: 416-395-7549;
E-mail: Anthony.DeFrancesca@toronto.ca

SIGNATURE

Alan Shaw
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Request letter



Attachment 2 Request Letter



April 18, 2022

DELIVERED ELECTRONICALLY

Building & Construction Department | North York
5100 Yonge Street, North York
Ontario, M2N 5V7

ATTENCION: Anthony De Francesca | Plans Review Manager

RE: Demolition Control Application | Application #
22 130840 DEM 00 DM (799 SHEPPARD AVE W)
22 130838 DEM 00 DM (797 SHEPPARD AVE W)
22 130835 DEM 00 DM (795 SHEPPARD AVE W)
22 130832 DEM 00 DM (132 GORMAN PARK RD)
22 130829 DEM 00 DM (130 GORMAN PARK RD)
22 130223 DEM 00 DM (128 GORMAN PARK RD)

I'm writing this email in support of our demolition application for 128, 130, 132 Gorman Park Road and 795, 797, 799 Sheppard Avenue West. My name is Anthony Sotomayor, and I am the development planner (agent acting on behalf of the owner) at Pinemount Developments. This development site received an LPAT approval in 2017, and an SPA submission has been provided to Toronto City Staff to obtain site plan approval (21 206529 NNY 06 SA).

The six properties are 1 storey post-war bungalows that have sat vacant in the Clanton Park neighbourhood for the past two to three years. The current state of the buildings is such that they are inhabitable and in poor condition (please see photos below) for quite some time. We have conducted the necessary structural and designated substance studies to ensure that all safety precautions will be met during the demolition process. We have submitted this information to the City of Toronto as part of the demolition permit application. We would like to demolish these homes in support of community safety, removing visual impacts to the neighbourhood character, and in support of our upcoming redevelopment. We believe it is the best option for the neighbourhood and would allow us to continue progressing our approvals. The homes have been subject to trespass for the past year despite warning signs, locked doors, and other property management methods. We are working with staff to ensure a NOAC is issued as soon as possible to allow us to begin the site works and preparation of the development.

Kindly let us know should you need anything further.

Best,

Anthony Sotomayor

Development Planner

1 Whitehorse, Unit 16 - 18

Toronto, ON M3J 3G8

t. (647) 670-3477

APPENDIX A – 128 – 132 Gorman Park Road & 795 – 799 Sheppard Avenue West

