

Residential Demolition Application - 448, 450, 452, 454 Markham Rd.

Date: June 10, 2022

To: Scarborough Community Council

From: Deputy Chief Building Official and Director

Wards: Ward 24 - Scarborough-Guildwood

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 the dwellings at 448, 450, 452, 454 Markham Rd. 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 buildings at 448, 450, 452, 454 Markham Rd. because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential buildings at 448, 450, 452, 454 Markham Rd. without conditions; or
3. Approve the application to demolish the residential buildings at 448, 450, 452, 454 Markham Rd. 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

On April 30, 2022, applications to demolish the dwellings at 448, 450, 452, 454 Markham Rd. were submitted on behalf of the owners, Markham Birch Properties Inc. and Insoho Properties Inc.

In a letter submitted requesting the demolition permit, the owner states that they would like to demolish the four houses as soon as possible, prior to receiving building permits for the new homes they will be building on the site. They are applying for their demolition permits now because two of the four homes (450 and 452 Markham) have become a real concern as they have been broken into and vandalized on multiple occasions. Despite their best efforts to board them up and secure the buildings, they are being used for drug use and illegal activities. There is strong evidence of squatters residing in the properties, which poses a danger to the neighborhood. The most recent incident was in December 2021, 452 Markham was broken into and a water pipe in the basement was damaged causing flooding. Neighbours have called them to complain and police have been called. At this point they do not feel that they are able to safely secure the properties and need to demolish as soon as possible for the safety of the neighbourhood.

All services to the properties are still connected and will be disconnected prior to demolition. Two of the homes are vacant (450 and 452 Markham Rd). The other two houses (448 and 454 Markham Rd) are tenanted, with an agreed upon vacancy of July 31, 2022.

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 properties are located on Markham Rd., between Kingston Rd. and Lawrence Ave. The subject properties are zoned RD (f15.0, a696)(x423) Residential Detached in City-wide Zoning By-law 569-2013.

CONTACT

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

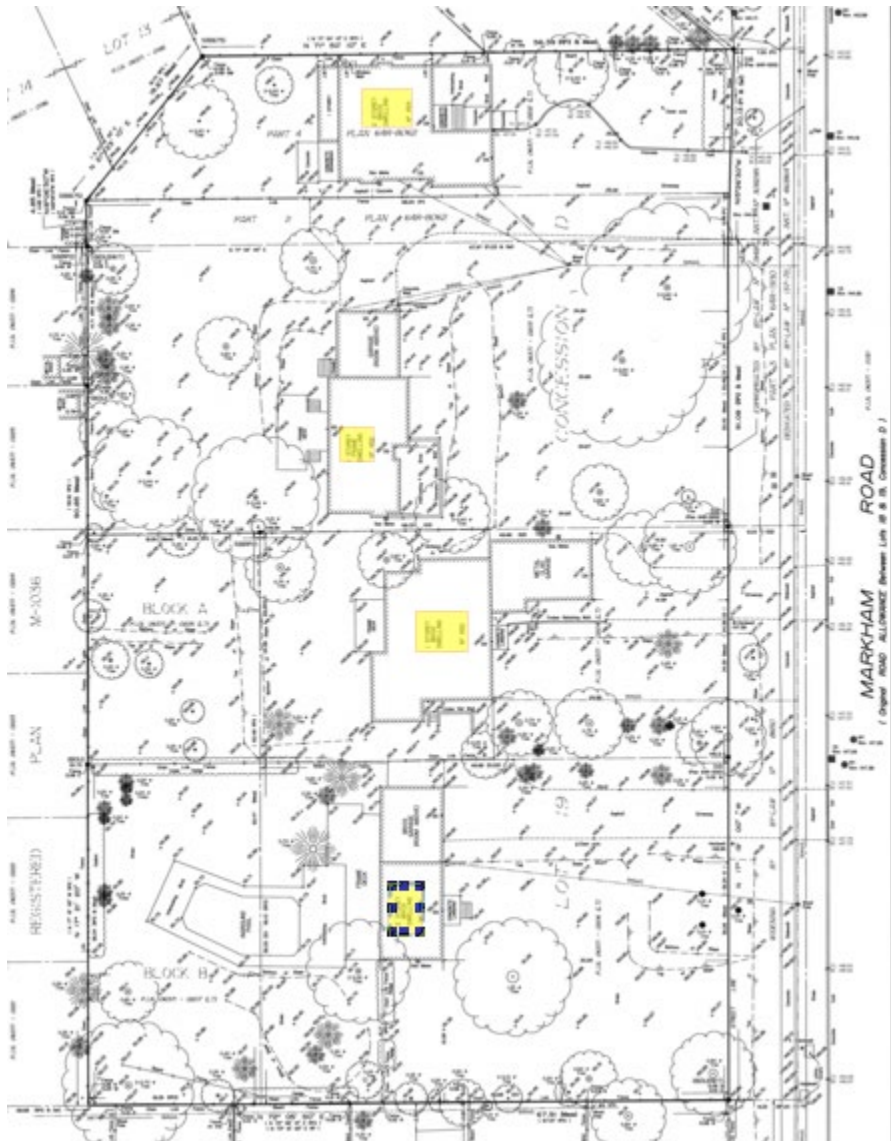
SIGNATURE

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

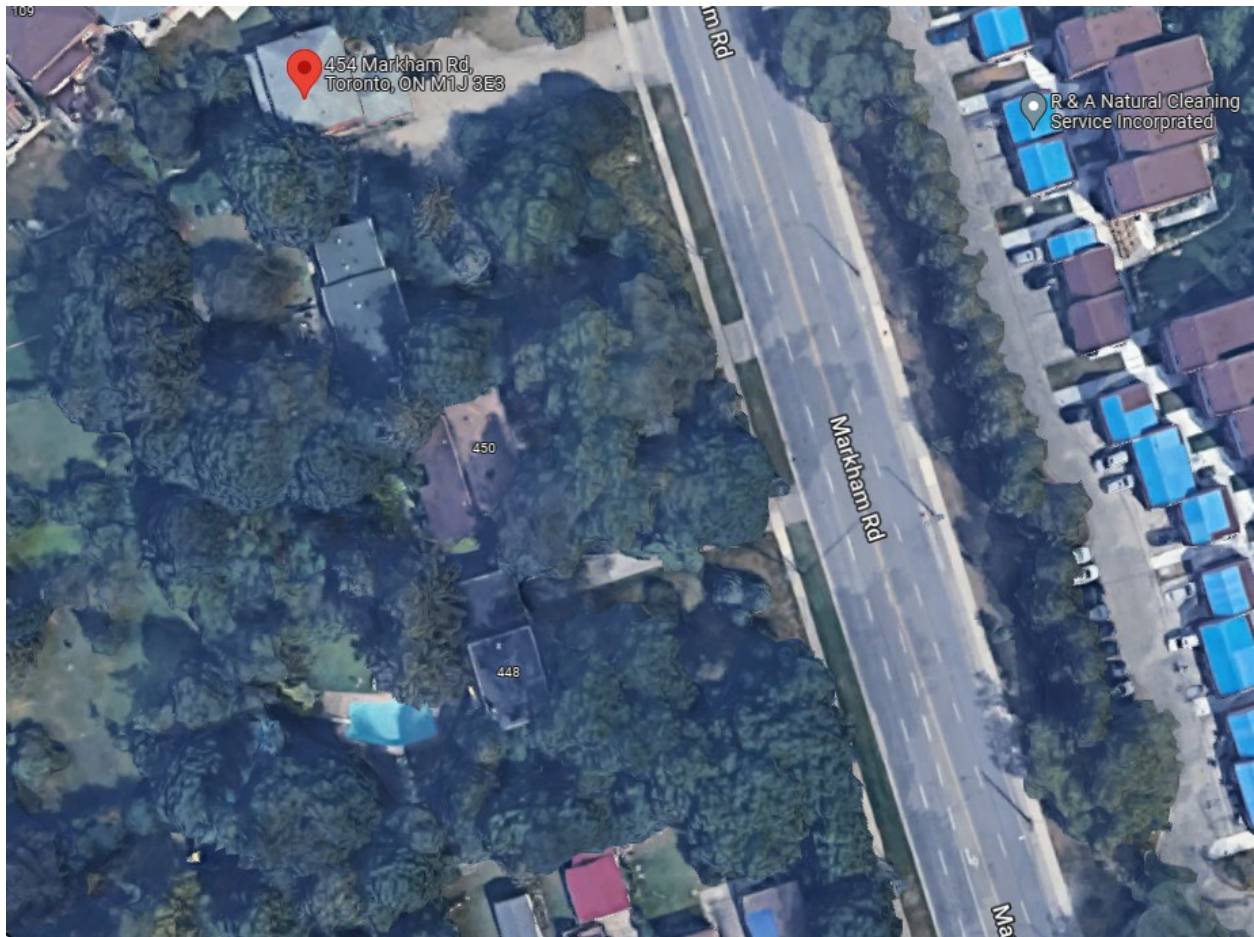
ATTACHMENTS

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

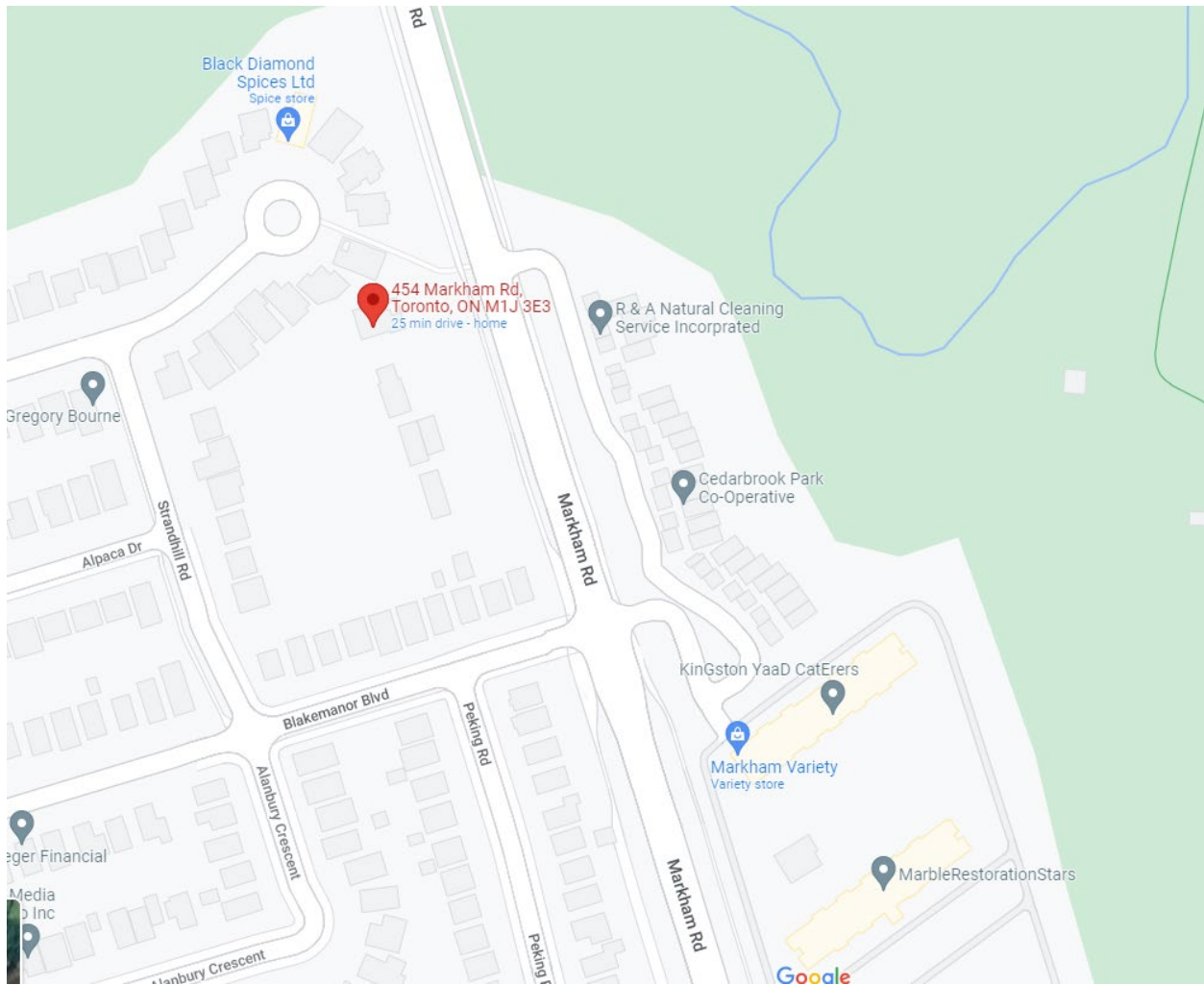
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

April 25 2022

Attached please find our application to demolish the houses located on 448, 450, 452, and 454 Markham Road.

1. Reason for the demolition permit requested prior to the building permit being issued:

We would like to demolish the four houses as soon as possible, prior to receiving building permits for the new homes we will be building on the site. We are applying for our demolition permit now because two of the four homes (450 and 452 Markham) have become a real concern as they have been broken into and vandalized on multiple occasions. Despite our best efforts to board them up and secure the buildings, they are being used for drug use and illegal activities. There is strong evidence of squatters residing in the properties, which poses a danger to the neighborhood. The most recent incident was in December 2021, 452 Markham was broken into and a water pipe in the basement was damaged causing flooding. Neighbours have called us to complain and police have been called. At this point we do not feel that we are able to safely secure the properties and need to demolish as soon as possible for the safety of the neighbourhood.

2. City services provided to the building. Please note if any services are still connected or not connected (i.e. electricity, water, sewer).

All four houses are connected to hydro, water, gas, and sewer. All services will be disconnected prior to demolition.

3. Is there a tenant or other still residing – If occupied, date of expected vacancy.

Two of the homes are vacant (450 and 452 Markham Rd). The other two houses (448 and 454 Markham Rd) are tenanted, with an agreed upon vacancy of July 31, 2022.

4. Information of proposed redevelopment.

We will be developing these properties and building 42 new townhouses. We have gone through the entire rezoning and site plan application process and will be going to council for approval in June 2022. These homes will be demolished to facilitate the development, which is imminent. The safety concerns for the neighbourhood are becoming increasingly significant. We can no longer wait until building permits are issued to demolish.

Thank you for your consideration of our application.

Regards,

Josh Dennill
Senior Project Coordinator
Insoho Developments Inc.
35 Alvin Avenue, Toronto, ON M4T 2A7
Phone: 416 920 8880 ext. 225