

Residential Demolition Application - 486 Midland Ave.

Date: June 10, 2022

To: Scarborough Community Council

From: Deputy Chief Building Official and Director

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 486 Midland Ave. 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 486 Midland Ave. because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 486 Midland Ave. without conditions; or
3. Approve the application to demolish the residential building at 486 Midland Ave. 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

January 24, 2022, an application to demolish a dwelling at 486 Midland Ave. was submitted on behalf of the owner, Toronto Hydro-Electric Systems Limited.

In a letter submitted requesting the demolition permit, the owner states that Toronto Hydro-Electric System Limited purchased the property on July 16, 2021. Toronto Hydro-Electric System Limited is obligated to remediate the environmental impacts identified on the Midland Property prior to disposing it alongside the Toronto Hydro-owned adjacent property at 70 Wilkie Avenue formerly a decommissioned electrical substation.

All services to the property are disconnected/municipal sewer and water will be disconnected and capped at the property line. 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 of Kingston Rd., on Midland Ave. The subject property is zoned RS (x24) Residential Semi-Detached in City-wide Zoning By-law 569-2013.

CONTACT

Josh Heisterkamp, T (416) 392-7927

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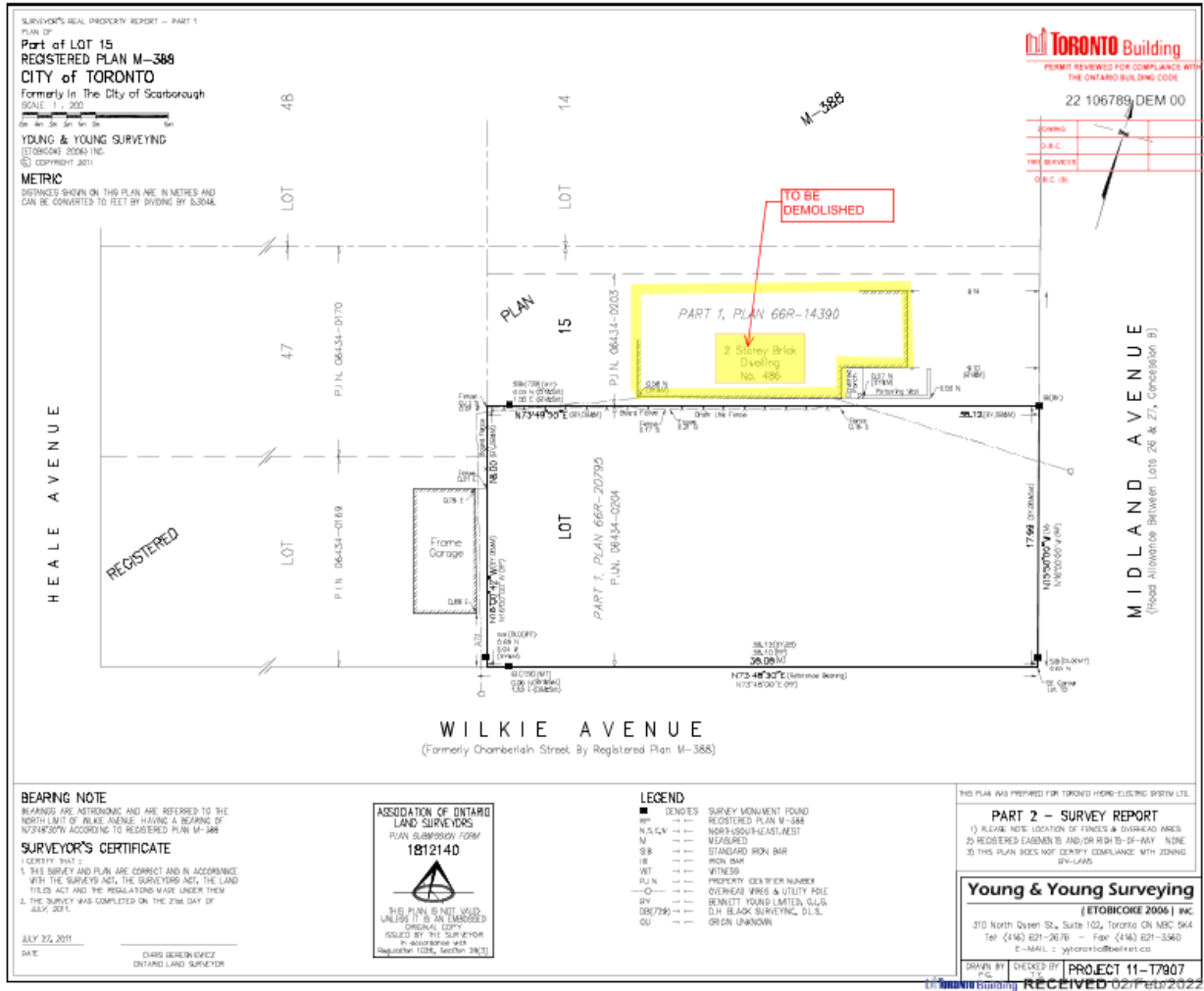
SIGNATURE

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

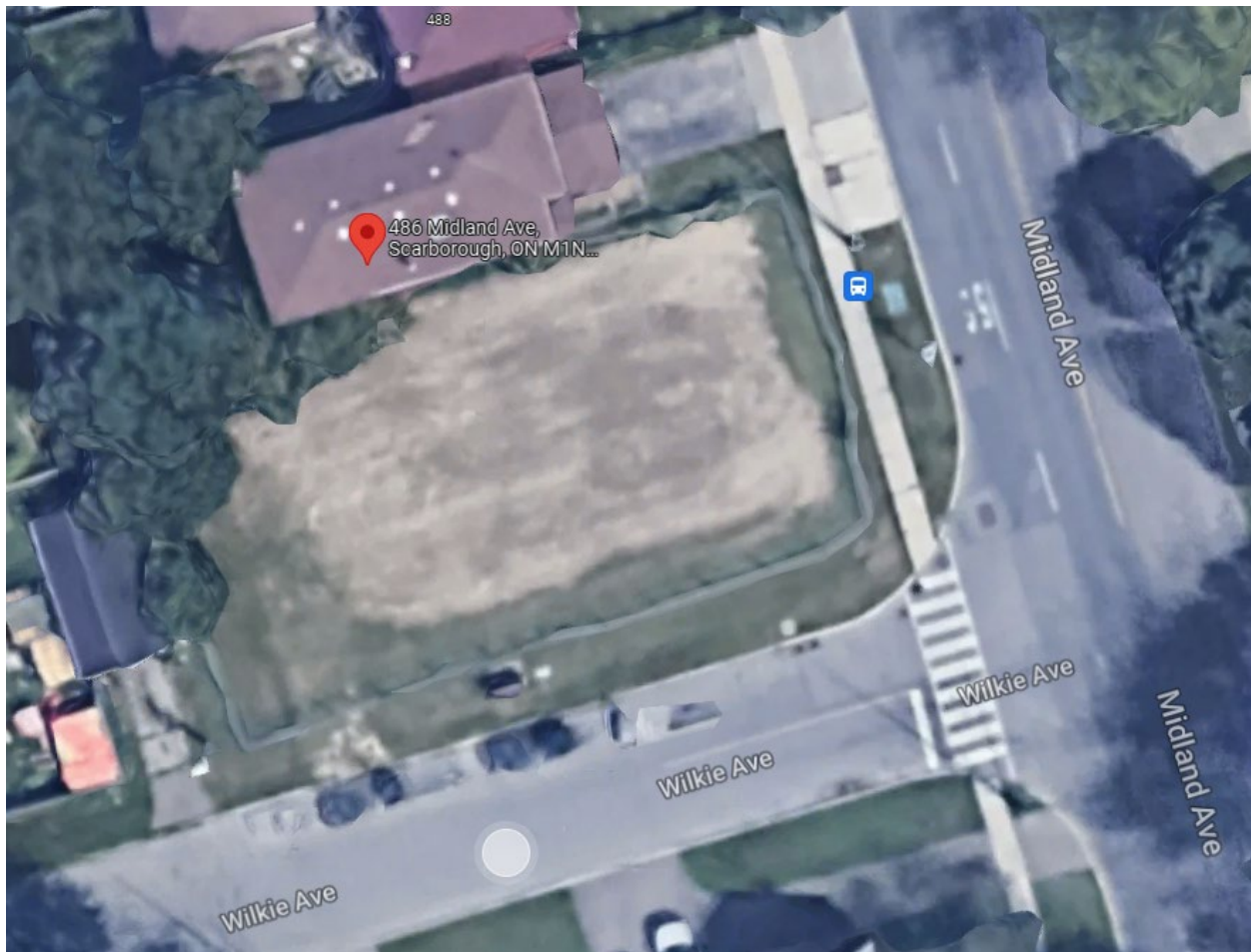
ATTACHMENTS

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

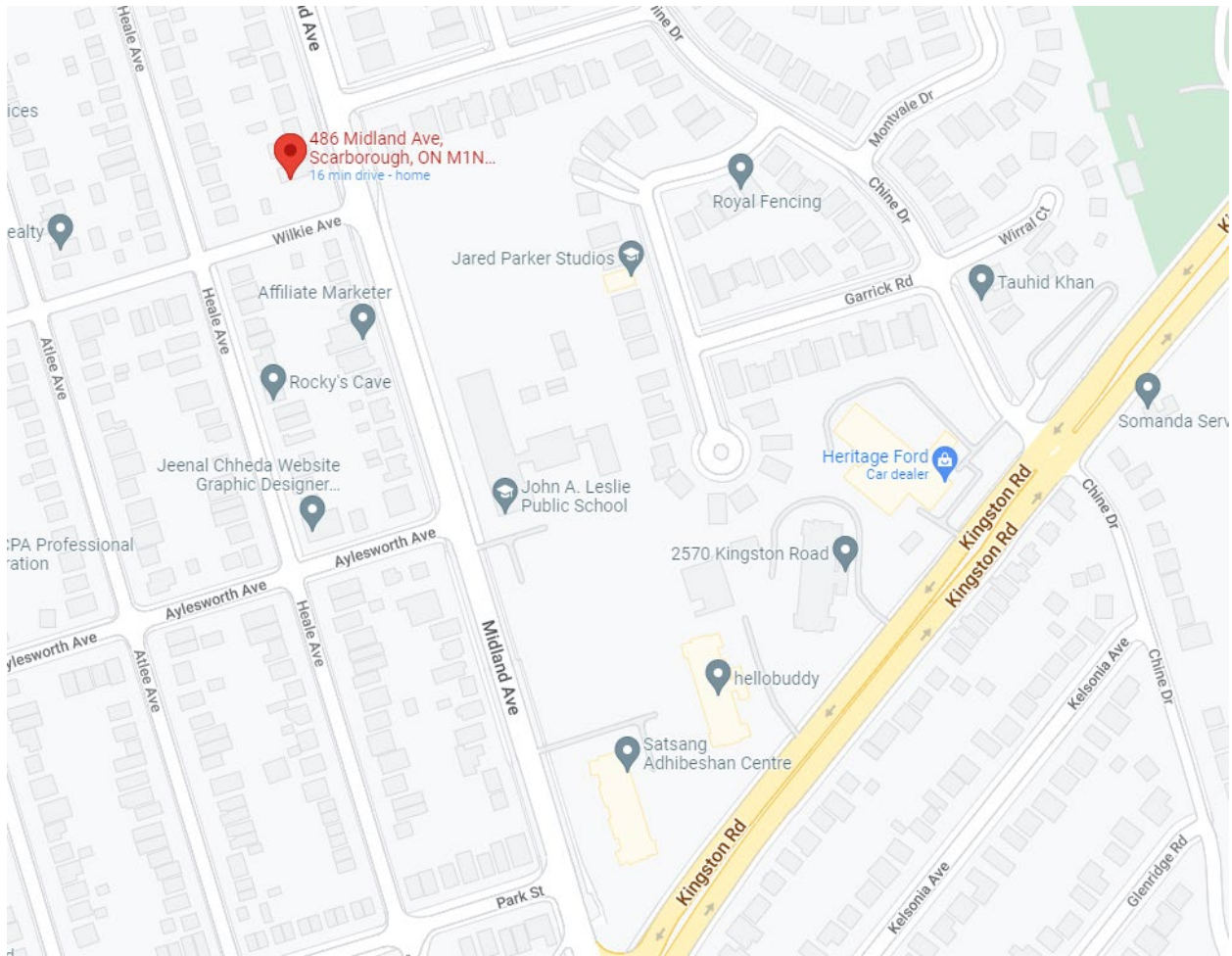
ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

Toronto Hydro-Electric System Ltd. Telephone: 416-542-3100 ext.42154
715 Milner Avenue RealEstate@TorontoHydro.com
Toronto, Ontario M1B 3C3 torontohydro.com



February 24, 2022

VIA ELECTRONIC MAIL

Attention: **Josh Heisterkamp**
Manager Plan Review (A)
Toronto Building, Scarborough District
Toronto, ON

Re: **Justification Letter to Scarborough Community Council – Demolition Permit for Toronto Hydro Property at 486 Midland Avenue**

Background

Toronto Hydro-Electric System Limited ("Toronto Hydro") purchased the property municipally addressed as 486 Midland Avenue ("Midland Property") on July 16, 2021. Toronto Hydro is obligated to remediate the environmental impacts identified on the Midland Property prior to disposing it alongside the Toronto Hydro-owned adjacent property at 70 Wilkie Avenue ("Wilkie Property"), formerly a decommissioned electrical substation.



A 1 – Google Maps aerial view showing locations of the properties at 486 Midland Avenue ("Midland Property") and 70 Wilkie Avenue ("Wilkie Property").



A 2 - Google Street View of the properties, with the closer property being 486 Midland Avenue ("Midland Property") and the structure directly beyond it being 70 Wilkie Avenue ("Wilkie Property").

Consideration for Scarborough Community Council

1. Rationale for requesting a demolition permit prior to a building permit being issued:
 - a. Toronto Hydro has a legal obligation to remediate the Midland Property, a responsibility to comply with its Environmental Policy, and a responsibility as a corporate citizen;
 - b. The Wilkie Property located to the south has been designated as a surplus property. In addition to having a completed Record of Site Condition filed with the Ministry of the Environment, Conservation and Parks, the Wilkie Property is pending sale alongside the Midland Property;
 - c. Toronto Hydro intends to dispose of the Midland Property and Wilkie Property once it has completed the necessary environmental remediation on the latter;
 - d. The remediation on the Midland Property requires demolition of the structure in order to ensure a thorough cleanup has been completed;
 - e. As a regulated electrical utility, Toronto Hydro does not have a mandate to construct residential structures; and
 - f. Toronto Hydro intends to include a covenant within the Agreement of Purchase and Sale, which will require the purchaser to comply with the City of Toronto requirement of having a new building permit and structure, within the timelines specified under the Toronto Municipal Code and the Building Code Act, as applicable.
2. Information about City services provided to the building:
 - a. Water – City Water contacted to complete water shutoff effective February 10, 2022 and removal of water meter scheduled for March 1, 2022;
 - b. Electricity – Toronto Hydro power disconnection scheduled for March 1, 2022;



- c. Gas – Enbridge terminated service effective February 9, 2022, gas line disconnection scheduled; and
 - d. Cable – Bell completed removal of service lines on February 18, 2022.
3. Information regarding Tenant or other still residing in building:
- a. Building has been vacant since purchase (July 2021).
4. Information of proposed redevelopment:
- a. As a regulated electrical utility, Toronto Hydro does not have a mandate to redevelop residential property. Toronto Hydro intends to include a covenant in its Agreement of Purchase and Sale holding the new purchaser responsible to comply with the requirement of having a new building permit and structure, within the timelines specified under the Toronto Municipal Code and the Building Code Act, as applicable.

For the above reasons, Toronto Hydro requests that the Scarborough Community Council and the City of Toronto Building Department issue a demolition permit to Toronto Hydro. Furthermore, given Toronto Hydro's plan to remediate and sell the property, Toronto Hydro also requests that the City's standard condition that a new structure be substantially constructed within two years of demolition commencing be extended to five years.

The above requests will allow Toronto Hydro to comply with its obligations before disposing of the site while also ensuring the City's requirements for residential redevelopment are adhered to by the purchaser.

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