

Residential Demolition Application – 14, 18, 24 & 26 Jopling Avenue South

Date: April 24, 2023
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 applications for the demolition of four existing 1 storey frame dwellings located at 14, 18, 24 & 26 Jopling Avenue South (Application No. 23 104812 DEM 00 DM, 23 104821 DEM 00 DM, 23 104828 DEM 00 DM & 23 104831 DEM 00 DM) are being referred to the Etobicoke York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, 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 these properties.

COMMENTS

On January 18th, 2023, applications for the demolition of four existing 1 storey dwellings at 14, 18, 24 and 26 Jopling Avenue South were submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for any of these buildings.

In a letter dated March 9th, 2023, the Owner, TRIBUTE(JOPLING) LIMITED, outlined the reasons for requiring demolition permits at this time. The letter indicates the properties at 14, 18, 24 and 26 Jopling Avenue South are part of a zoning by-law amendment for two towers of 33-storeys and 27-storeys in height above a 6-storey podium, containing 673 residential units, ground floor commercial/retail uses and a public community space (19 251103 WET) with an associated Site Plan Approval application (22 139720 WET 03 SA). The applicant is progressing through the development approval process. The zoning by-law amendment was passed by Council on February 2nd, 2022. The application for Site Plan Approval was received by the City on April 28th, 2022 and it is anticipated that SPA should be achieved by the proposed time of construction, the fourth quarter of 2024.

It is the Owner's intent to apply for a building permit to construct the new (replacement) buildings in the summer of 2023. The Planner for the City also noted that a minor variance is likely needed once the zoning review on the building permit application is conducted.

The Owner indicates that in the time that has elapsed in securing approval for new buildings on the site, the existing dwellings situated on the lands have remained vacant and intact but have been the subject of trespassing and vandalism. Issues such as mould, structural damage to entryways, lack of utilities, water damage and inoperable doors and windows are noted by the Owner in their letter. The Owner also procured private inspection reports which similarly note issues around mould and safety due to construction of exterior steps, doorways and other building elements.

A supplementary letter prepared by the Owner of 7 Jopling Avenue South, corroborating the current condition of the buildings proposed to be demolished, is appended to this report. Also, a Toronto Building inspector attended the sites to conduct an inspection and noted that while there are damages resulting from animals, water and vandalism, there does not appear to be any structural damage. There are also some visible signs of surface mould and the buildings do exhibit signs of cosmetic damage (some areas severe) but are not considered unsafe from a building code perspective. All windows and doors are covered with plywood.

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 buildings are 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 buildings at 14, 18, 24, 26 Jopling Avenue South are 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

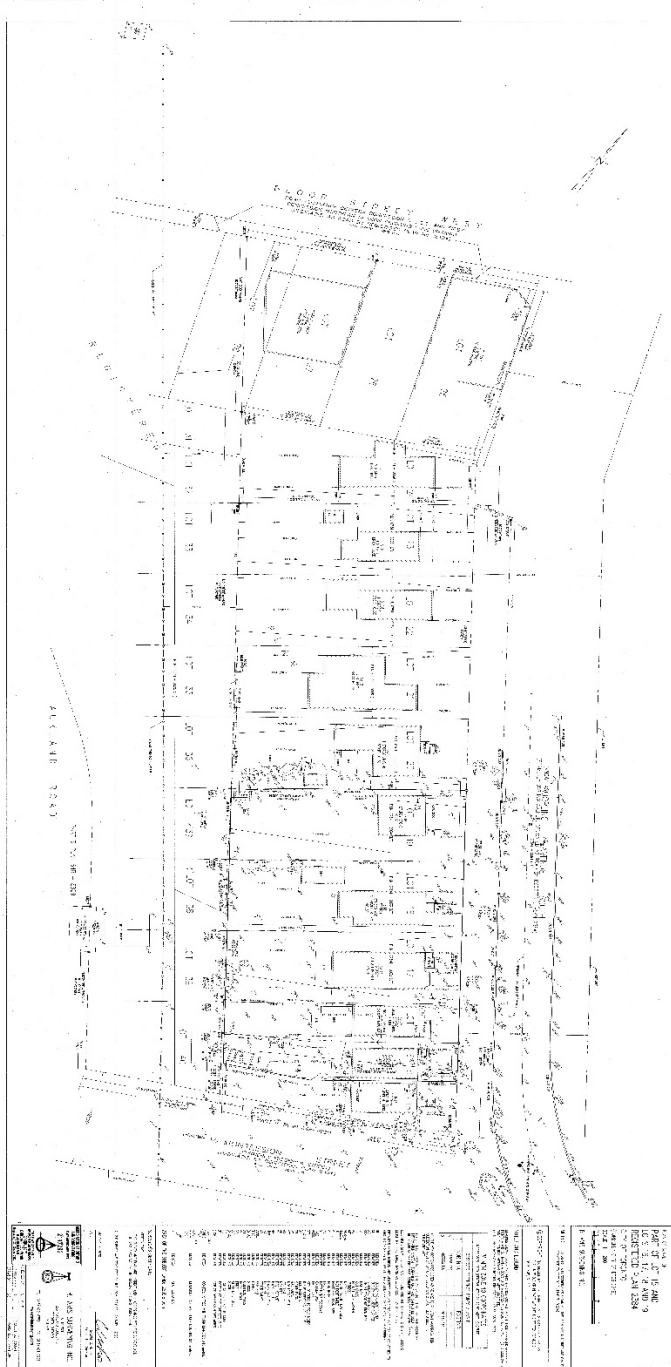
Joshua Amorim
Manager, Plan Review
Etobicoke York District
T: (416) 394 -8955
Email: joshua.amorim@toronto.ca

SIGNATURE

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

ATTACHMENT

Attachment 1: Site Plan of 14,18, 24 & 26 Jopling Avenue South



Attachment 2: Letter from Owner

March 9, 2023

VIA EMAIL

City of Toronto
2 Civic Centre Court
Toronto, Ontario M9C 5A3

Attention: Joshua Amorim – Manager of Plan Review
Etobicoke-York District

**Re: Tribute (Jopling) Limited, Residential Demolition Permit Application
Residential Buildings at 14, 18, 24 & 28 Jopling Avenue South, Etobicoke**

Dear Joshua:

Tribute (Jopling) Limited hereby submit our application for the demolition of four (4) residential buildings located at 14, 18, 24 and 28 Jopling Avenue South.

Tribute submitted applications for a Permit to Demolish structures on January 17, 2023 for an assembly of nine (9) properties municipally known as 8 to 26 Jopling Avenue South, which was received by the City on January 31, 2023 and assigned the following file numbers:

8	Jopling Avenue South	File #	23 104781 DEM 00 DM	(commercial)
10	Jopling Avenue South	File #	23 104806 DEM 00 DM	(commercial)
12	Jopling Avenue South	File #	23 104810 DEM 00 DM	(commercial)
14	Jopling Avenue South	File #	23 104812 DEM 00 DM	(residential)
16	Jopling Avenue South	File #	23 104817 DEM 00 DM	(commercial)
18	Jopling Avenue South	File #	23 104821 DEM 00 DM	(residential)
22	Jopling Avenue South	File #	23 104825 DEM 00 DM	(commercial)
24	Jopling Avenue South	File #	23 104828 DEM 00 DM	(residential)
26	Jopling Avenue South	File #	23 104831 DEM 00 DM	(residential)

The site is zoned to permit a mixed-use high-rise development consisting of two towers at 33-storeys and 27-storeys with a 6-storey podium containing 673 residential units, ground floor commercial/retail uses and a public community space. Site specific zoning by-Law 187-2022 (File # 19 252405 WET OZ) was approved at council on February 2, 2022; and the bills were received on March 9, 2022.



1815 Ironstone Manor, Unit 1, Pickering, Ontario L1W 3W9 905-839-3500 info@mytribute.ca www.mytribute.ca



An application for Site Plan Approval (22 139720 WET 03 SA), submitted on April 28, 2022, is under review with the City of Toronto. Tribute is mobilizing a consolidated response to municipal comments received and anticipate resolution on all outstanding matters with one final review leading to the issuance of Notice of Approval Conditions in 2023.

As per your confirmation email dated February 14, 2023, please accept this letter detailing our rationale on the necessity of demolition at this time.

BACKGROUND

On October 7, 2022, Tribute closed on the property with vacant possession. Information provided by the vendor indicates that buildings have been vacant for a minimum of 1½ years (last occupancy ended August 16, 2021).

Prior to closing, on September 15, 2022, Tribute along with the Vendor and Property Management firm conducted a site visit to perform a visual inspection of the existing buildings. There was evidence of trespassing; and the existing buildings were subsequently secured. On December 16, 2022, Tribute was informed, by a consultant working on-site, that there was evidence of damage and physical entry to existing buildings, mainly 18 and 22 Jopling Avenue South. Tribute conducted a site visit on December 22, 2022; and confirmed that multiple properties had been broken into and vandalized with evidence of material theft and unauthorized occupancy. Tribute moved forward to secure the existing building, ensured the premises was vacancy, posted “no trespassing” signage and implemented a monitoring program.

Tribute is seeking the advanced demolition of the four (4) residential buildings prior to receipt of a replacement building permit for the principal reason of safety and security. The existing condition of the buildings is in a state of disrepair that precludes the ability to occupy. The repairs required to address issues related to; structure, servicing and utilities, water-damage, mold, and operable doors and windows is cost prohibitive to accommodate short term tenancy.

The buildings no longer have utilities, natural gas and/or water service. Hydro and sewer service remains and will be disconnected prior to demolition.

Tribute intends to proceed with market launch of this project in Q2 of 2023. With a successful sales program, we anticipate the need to complete Site Plan Approval and attain building permits to initiate construction activity in Q4 of 2024. Should this application for demolition be approved, Tribute will mobilize to undertake demolition works during the summer of 2023. We anticipate receipt of building permits within two years of proposed demolition activity.



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We cordially request the City's acceptance of our residential demolition applications. Thank you for your consideration and should you require anything further please contact Murray White at 437-855-7922.

Regards,
TRIBUTE (JOPLING) LIMITED



Steven Libfeld, Director
ASO

Cc:



1815 Ironstone Manor, Unit 1, Pickering, Ontario L1W 3W9 905-839-3500 info@mytribute.ca www.mytribute.ca



Attachment 3: Letter from Owner of 7 Jopling Avenue South



January 31, 2023

"Where Your Business Is Our Primary Concern"

Tribute Communities Inc
1815 Ironstone Manor, Unit 1
Pickering, Ontario L1W 3W9

ATTN Peter Jakovcic VP of Land Development

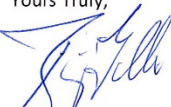
Re: City Council Application for Demolition 8-26 Jopling Ave. South Etobicoke

Dear Mr. Jakovcic,

Please consider this letter as proof of our unconditional support for the demolition permit pertaining to the above noted properties. I believe that the removal of these locations will be an improvement to what is currently being experienced in the neighbourhood, i.e. vagrants, vandalism, increased traffic, liability exposure, and, confusion over the unnecessary for lease signs etc.

The area if being brought to grade level will improve the sight lines from which we currently experience i.e. boarded up abandoned buildings, and overgrown landscaping. Currently there are safety concerns which we share with our tenant and neighbours.

It is my opinion that addressing these concerns at an early stage will ensure the redevelopment process for this site goes smoother.

Yours Truly,

Ronald J. Gillis

7 Jopling Avenue South, Etobicoke, Ontario M9B 3P4
Phone: 416-233-8252 • Fax: 416-231-9980
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Your Best Insurance is  an Insurance Broker

Residential Demolition Application- 14, 18, 24, 26 Jopling Avenue South

Attachment 4: Site Photos from City Inspector



Residential Demolition Application- 14, 18, 24, 26 Jopling Avenue South



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