

Residential Demolition Application - 3344 Ellesmere Rd

Date: March 17, 2023

To: Scarborough Community Council

From: Deputy Chief Building Official and Director, Toronto Building, Scarborough District

Wards: Ward 25 - Scarborough-Rouge Park

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 3344 Ellesmere 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 building at 3344 Ellesmere Rd because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 3344 Ellesmere Rd without conditions; or

3. Approve the application to demolish the residential building at 3344 Ellesmere 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

December 9, 2022, an application to demolish a dwelling at 3344 Ellesmere Rd was submitted on behalf of the owner, the Roman Catholic Episcopal Corporation for the Diocese in Toronto.

In a letter submitted requesting the demolition permit, the agent for the owner states that they are making a request to demolish the main house, a secondary dwelling behind the main house, and a shed structure located at the rear of the property. The letter states that they are requesting the demolition permit due to concerning mouldy conditions within the house, which is a hazard to human health and has left the house uninhabitable. The agent has advised that a mould assessment report was prepared by EXP consulting engineers, which advised that mould remediation would not be feasible and recommended full demolition of the house.

The secondary dwelling is dependant on the main house for services, and would be rendered uninhabitable after demolition of the main house. The owner does not plan to run new services to this dwelling. The roof of the shed structure at the rear of the property has collapsed and presents a hazard.

The agent further advises that the property owner, the Roman Catholic Episcopal Corporation for the Diocese of Toronto, has long term plans to construct a building on the site for religious purposes, but that this would not occur within a 2 year time frame.

Water, power and gas services have all been shut off. The existing house and secondary dwelling are 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 to the East of the Morningside Ave. and Ellesmere Rd intersection, on the North side of Ellesmere Rd. The subject property is zoned (RD) Residential Detached (x692) in City-wide Zoning By-law 569-2013 and zoned as Single –Family Residential (S) in Scarborough Highland Creek Community Zoning By-law.

CONTACT

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

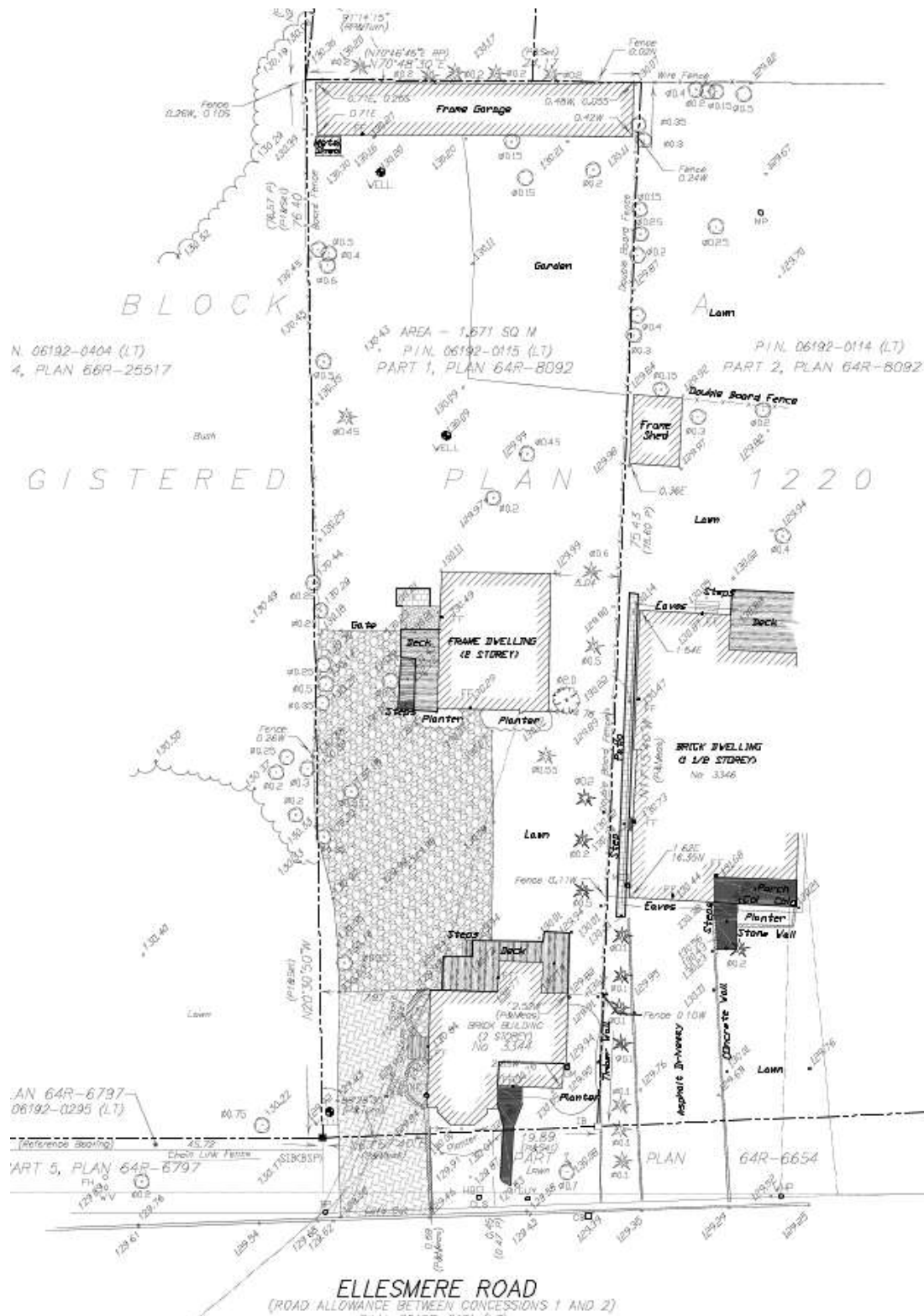
SIGNATURE

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

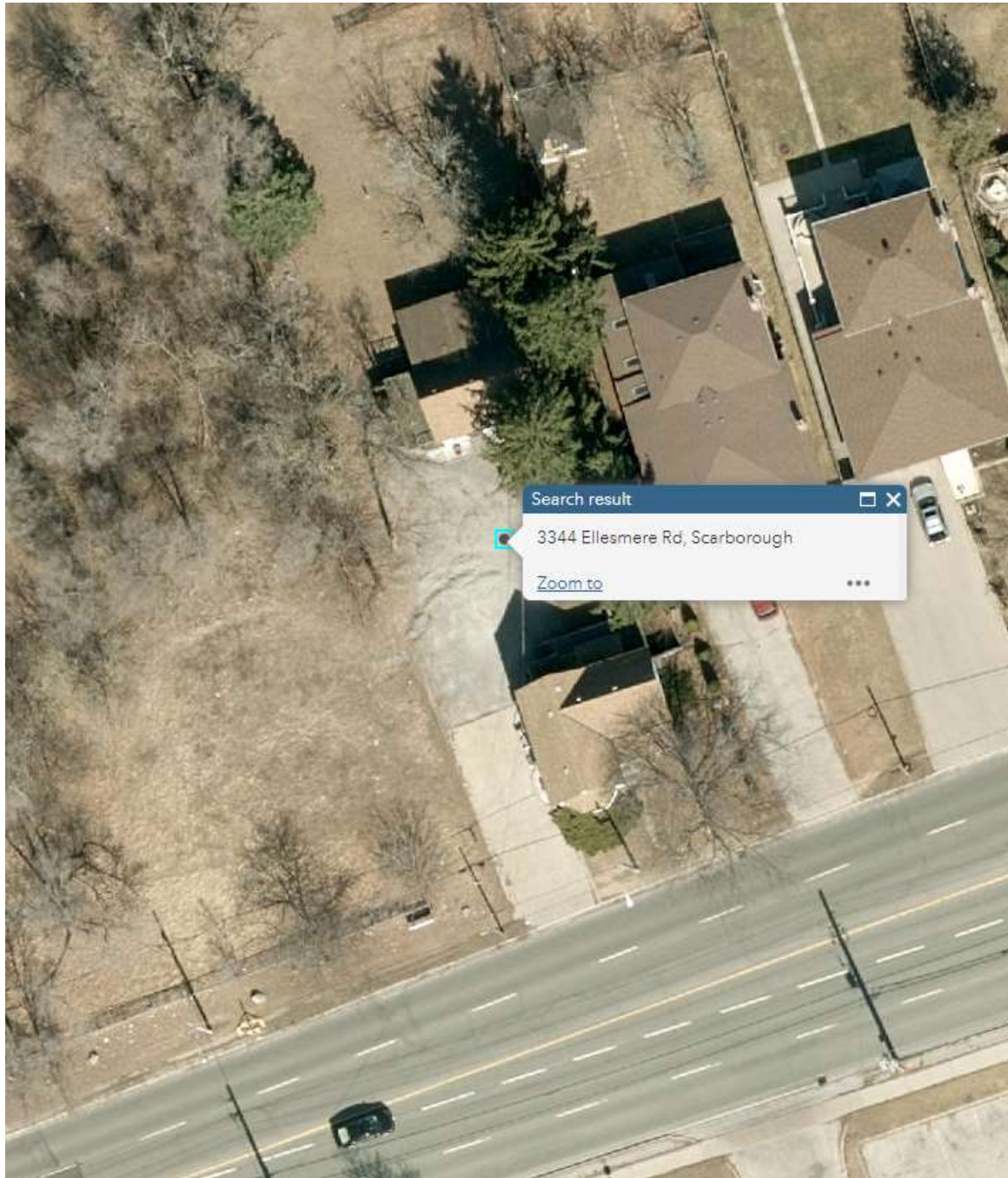
ATTACHMENTS

1. Site Plan
2. Photo

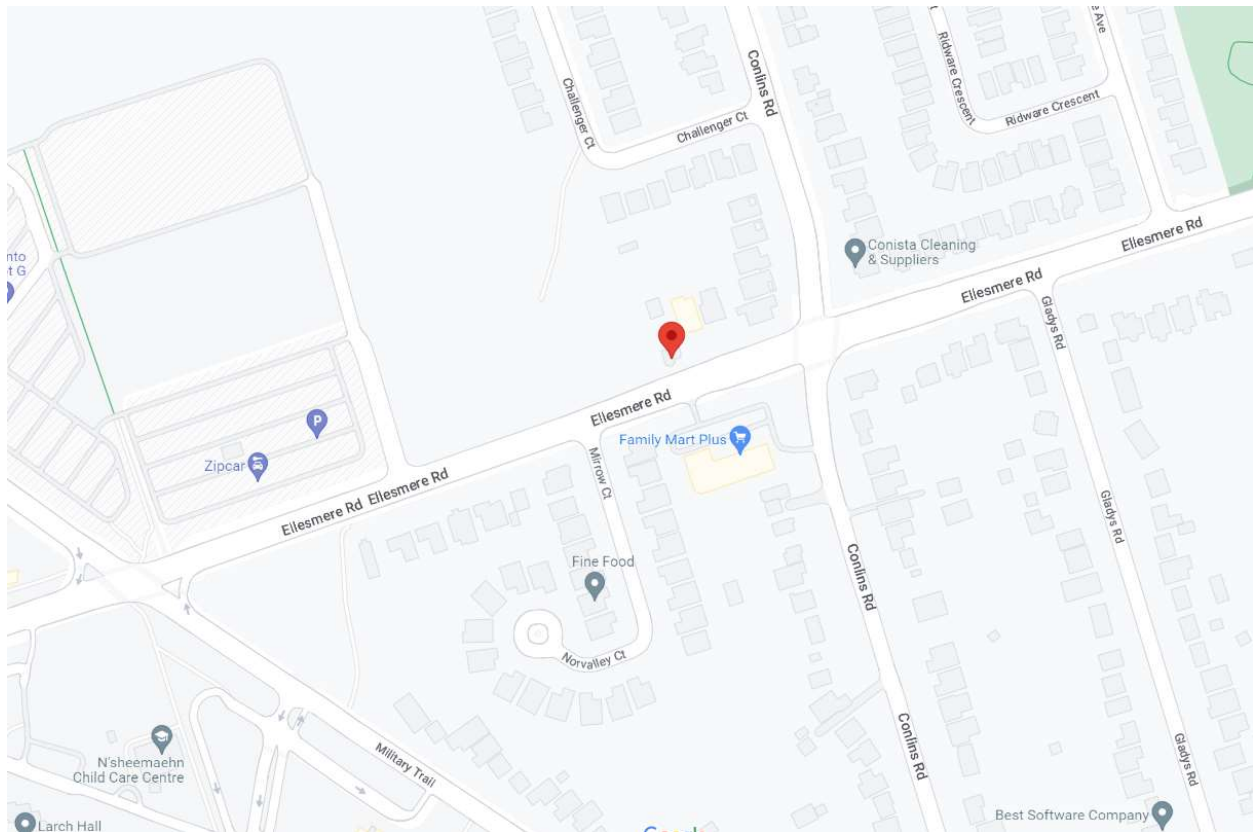
3. Map
4. Letter from Applicant



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT



March 18, 2023

Candice Menezes
Zoning Examiner
Toronto Building
City of Toronto
150 Borough Drive, 3rd floor
Toronto, ON
M1P 4N7

RE: BUILDING PERMIT APPLICATION No.: 22 237953 DEM 00 DM (3344 ELLESMERE RD)

Dear Candice:

Thank you for your Zoning By-law Notice and cover letter dated January 24, 2023 (attached). The Notice asked for a justification letter that provides the following information for the Building Demolition Permit Application at 3344 Ellesmere Road:

1. Reason for the demolition permit requested prior to a building permit being issued
2. Information about city services provided to the building - connected/not connected
3. Information regarding Tenant or other still residing in building - If occupied, the date of expected vacancy
4. Information of proposed redevelopment.

This demolition permit is being requested at this time, (prior to replacement permit application), because the current main house, (the southern-most structure on the site), is not habitable due to the very concerning mouldy conditions inside the building which are a concern for human health. A Mould Assessment Report prepared by EXP consulting engineers was prepared and submitted along with the demolition permit application to provide background information supporting the application. This report provides assessment of the existing conditions and recommendations including the requirement that anyone entering the home should be wearing at minimum PPE (Personal Protective Equipment) with a half-face air purifying respirator with P100 filters and a Tyvek suit and follow EACC (Environmental Abatement Council of Canada) procedures. The report also recommends proceeding with full demolition of the house rather than proceeding with a campaign of mould abatement because of the extent of mould within concealed spaces. The following quote is from Page 11 of the Mould Assessment Report.

"Based on the visual assessment and analytical results, the mould remediation would involve gutting the entire house. Even if all interior finishes are removed and the only elements that remain are the structural wood framing, it is not feasible to conduct remediation in the concealed spaces between structural wood frame elements (i.e. between wood wall sill plates and the supporting sub-floor or between the supporting sub-floor and the joists below) without removing the structural elements.

Based on the aforementioned, it is recommended that consideration should be given to demolish the house instead of proceeding with mould remediation."

72 Stafford Street, Suite 200, Toronto, Ontario M6J 2R8 | T: 416.588.6370 | F: 416.588.6327

50 Dalhousie Street, Brantford, Ontario N3T 2H8 | T: 519.754.1652 | F: 519.754.0830
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The Roman Catholic Episcopal Corporation for the Diocese of Toronto, (RCEC) does have long term plans to construct a building on the site for future religious purposes, however the two-year time frame that is normally required for replacement permit application is not achievable. We are asking that City Council grant the demolition permission for health & safety reasons.

The demolition permit application includes demolition of the main house (the southern-most structure), the secondary rear converted structure (located north of the main house), and the shed structures located along the rear property line. Both the main house and the secondary rear building are unoccupied. There are no tenants on the site. Services for the secondary rear structure are dependent on the main house and if permission is granted to demolish the main house because of the mould issues within, the secondary rear structure will not be habitable. Because the RCEC has plans to develop the site, as described above, there is no intention to provide new services to the secondary rear building, and it would remain uninhabitable and vacant if it were not included in this demolition permit application. The roof of the shed structures along the north property line have collapsed and represent a hazard on the site.

The RCEC retained the services of an Ontario Land Surveyor for the purposes of locating the underground services to the site at 3344 Ellesmere Road. The results have been unfortunately somewhat inconclusive partly due to the fact that access could not be granted to the interior of the house because of the mouldy conditions inside and the risk to human health. The firm retained for locating the underground services commented that they could not trace the water lines or sanitary connections on the property. "The water services are a mystery, I tried everything but it must be a plastic connection to the building at the rear of the lot; the main building does not have any obvious valves or hose connections that I could apply signal to. There were no visible exterior sanitary cleanouts." They were however able to locate an unknown diameter water main and a 1050mm diameter water main within the Ellesmere Road right-of-way. The RCEC has confirmed that the house is currently connected to Toronto water and sewer. Water, power and gas were shut off at the main after the house was flooded.

The timing for the Student Outreach Chaplaincy use for U of T Scarborough Campus is a number of years away and maintaining the current building on the property is a health and safety risk. We are therefore seeking support for demolition at this time.

Yours very truly,

THE VENTIN GROUP (TORONTO) LTD., ARCHITECTS



David Ecclestone,
O.A.A., M.R.A.I.C., C.A.H.P.

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