

Residential Demolition Application - (3719, 3721, 3723, 3725 Sheppard Ave E) & 2255 Birchmount Rd

Date: October 6, 2023

To: Scarborough Community Council

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

Wards: Ward 22 - Scarborough-Agincourt

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 dwelling units at 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount 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 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount Rd because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential buildings at 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount Rd without conditions; or

3. Approve the application to demolish the residential buildings at 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount 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 August 24, 2023, applications to demolish the dwellings at 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount Rd were submitted on behalf of the Owners, Unit Park Management Inc.

In a letter submitted requesting the demolition permits, the Owner states that the properties have been vacant for some time and that they are concerned the properties may begin to appear in disrepair, and as a result negatively impact the quality of the streetscape. The Owner is also concerned that, despite their efforts to secure the vacant homes, that the homes may be entered, which the owner feels would be a safety concern. The Owner wishes to manage the site by demolishing the buildings and cleaning up the site until such time as they are ready to begin construction. The Owner is advising that following demolition, debris and demolished material will be removed, the site will be fenced, any holes or depressions will be filled in and the site will be sodded and maintained, until the commencement of construction.

We have been advised by the Owner, that the properties have been assembled to be part of a proposed condo development which the Owner considers appropriate for the density that the official plan foresees for this area, and that an architect and consultant team are preparing plans for an 11 storey, 300 unit building for the assembled site.

The Owner advises that they intend to proceed through required development approvals as expeditiously as possible and intend to commence construction upon approval.

The applications for the demolition of the dwellings have been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing buildings are not designated historical buildings.

The demolition applications are being referred to the Scarborough Community Council because the buildings proposed to be demolished are residential buildings 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 south-east of the intersection of Sheppard Ave E and Birchmount Rd. 3719, 3721, 3723, 3725 Sheppard Ave E are zoned Residential Apartment Zone RA (au99.0) (x769) and 2255 Birchmount Rd is zoned Residential Apartment Zone RA (au99.0) (x772) in By-law Number 569-2013.

CONTACT

Frank Labriola, T (416) 392-4246
E-mail: frank.labriola@toronto.ca

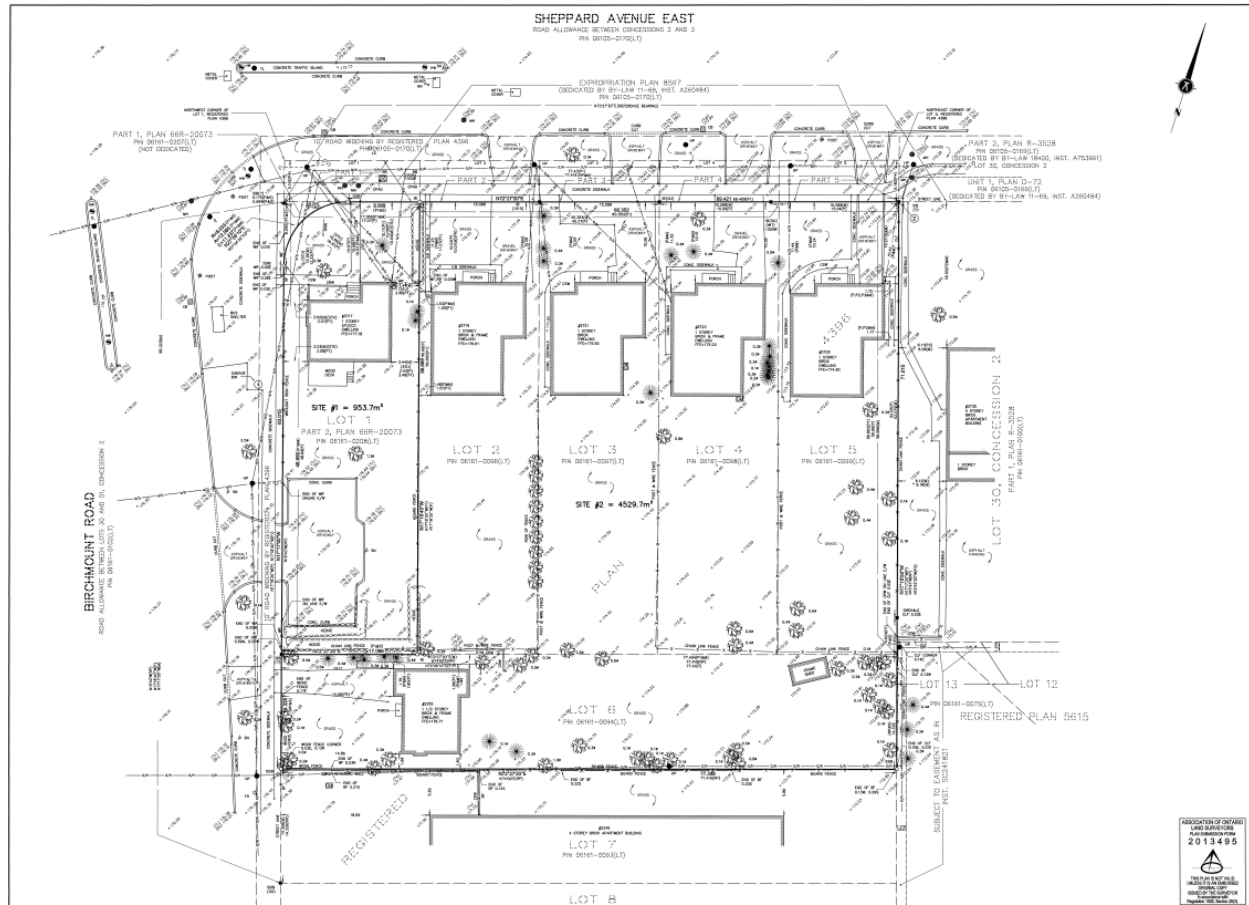
SIGNATURE

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

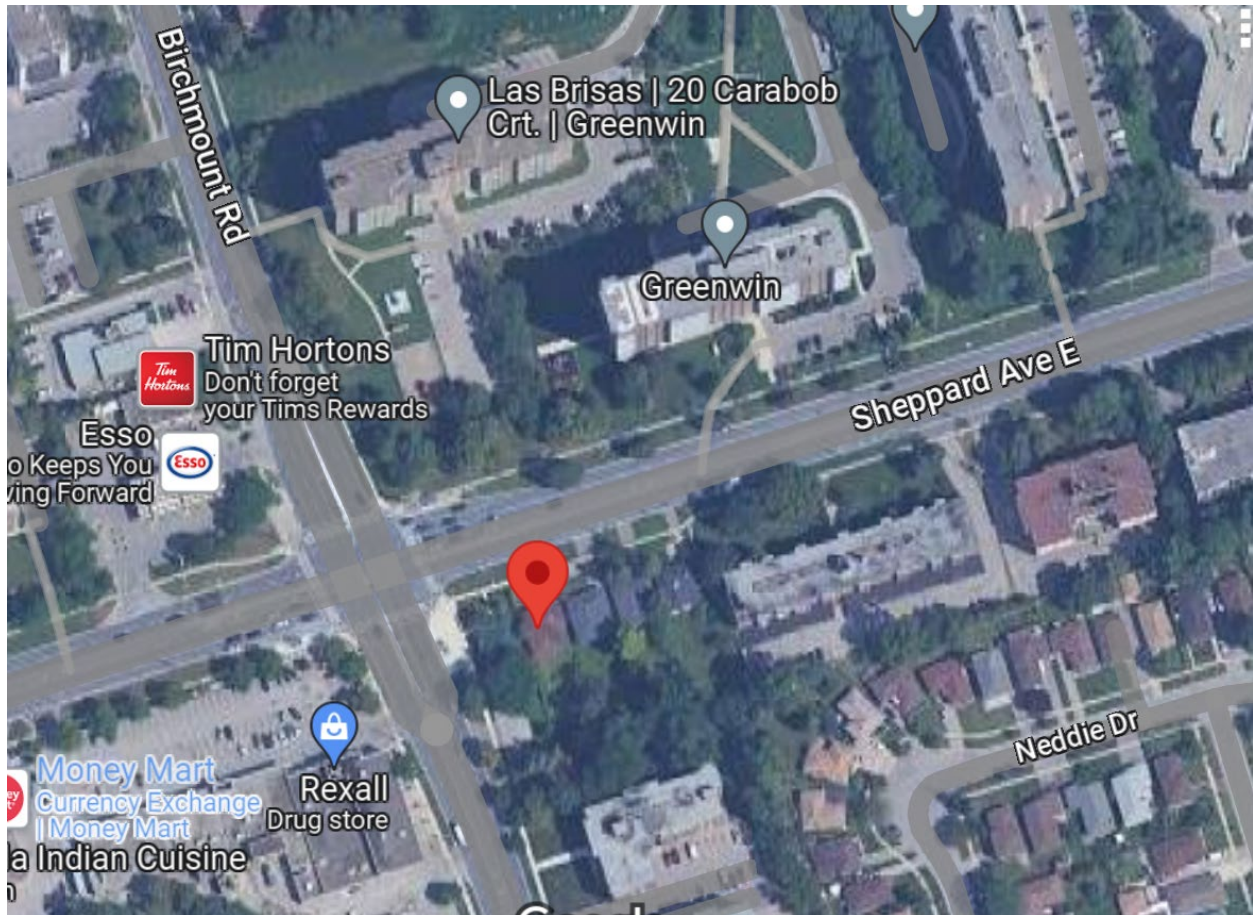
ATTACHMENTS

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

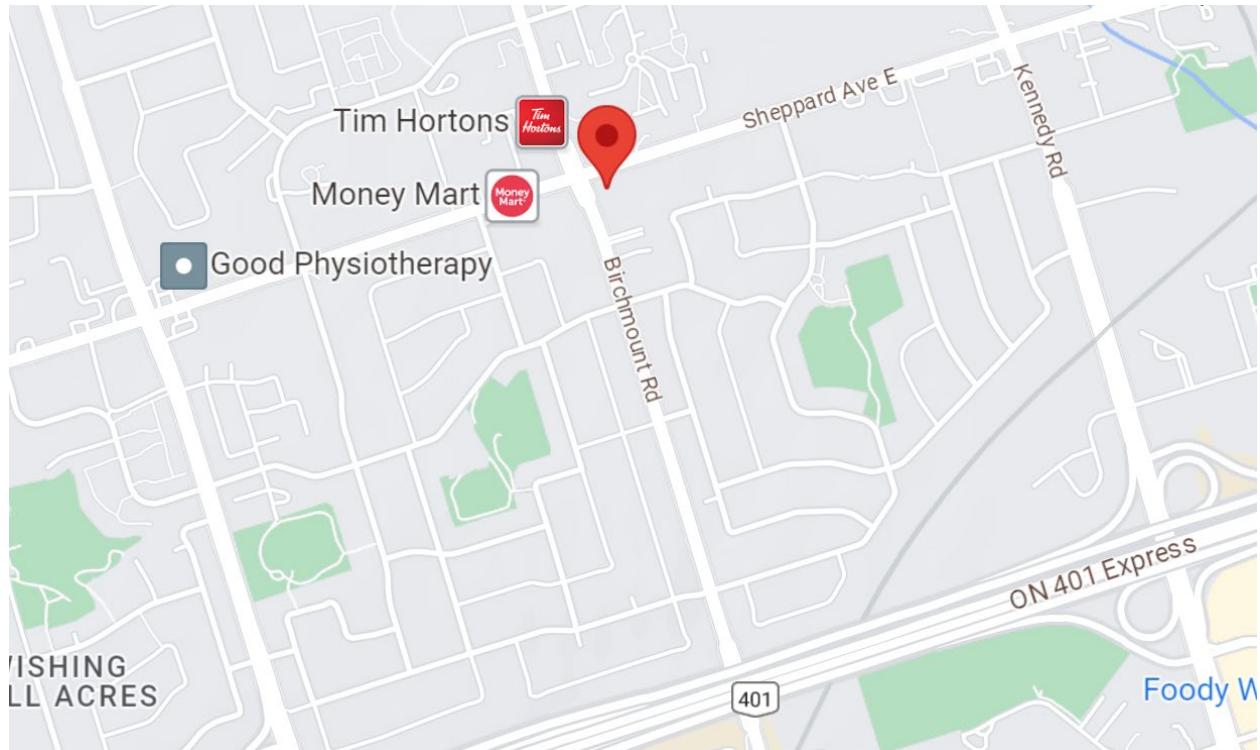
Residential Demolition Application - 3719, 3721, 3723, 3725 Sheppard Ave E and 2255 Birchmount Rd
Page 5 of 9



ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

Peter Takis
64715 Ontario Ltd.
1 Yonge Street Suite 1510 Toronto, ON M5V 1E5
via email: peter@unitpark.ca

July 10, 2023

Building Department
City of Toronto, North York District
Scarborough Civic Centre
3rd fl., 150 Borough Dr. Scarborough ON M1P 4N7

Attention: Nick Samonas
Director

Re: 3719, 3721, 3723, 3725 Sheppard Avenue East and 2255 Birchmount Road
Demolition of Residential Units (Detached Homes) Scarborough District

Nick –

We are applying to demolish five detached homes in the former City of Scarbrough. We are formally requesting permission to the demolition of 4 residential units located on the south side of Sheppard Avenue East, and an additional residential unit in a connecting lot off of Birchmount Road. The five properties are 3719, 3721, 3723, 3725 Sheppard Avenue East and 2255 Birchmount Road. There is one and only residential unit per each of these five blocks - each address is a single family detached home, and none of the homes have or have ever had a secondary residential suite.

A brief synopsis of the situation is as follows. The detached homes are presently zoned for apartments. In the official plan, the properties are designated 'Apartment Neighbourhoods'. This part of Sheppard Avenue East is designated as an Avenue with a ROW width of 36m. The lots are adjacent to a future station of the Sheppard Line 4 Subway extension. I have assembled these properties to be part of a condo development appropriate for the density that the official plan foresees for this area, and my architect and consultant team are preparing plans for an 11 storey, 300 unit building for the assembled site. I intend to proceed through required development approvals as expeditiously as possible, and intend to commence construction upon approval.

All of the homes on the site have been vacant for some time. I am concerned that the properties may begin to appear in disrepair, and negatively impact the quality of the streetscape. I also feel that, in spite of my efforts to secure the vacant homes, they may be entered, which would be a safety concern. We wish to manage the site by demolishing the buildings and cleaning up the site until such time as I am ready to begin construction. Following demolition, debris and demolished material will be removed, the site will be fenced, any holes or depressions will be filled in and the site will be sodded and maintained, until the commencement of construction.

Thank you very much for your assistance. Please advise if you require anything further in order to advance the release of a demolition permit for these units. You can reach out to Jim Pfeffer at Makow Architects, 647-291-5335, if you have any questions about the proposed work.

Regards,



Peter Takis
64715 Ontario Ltd.

