

Residential Demolition Application – 23 Strathearn Boulevard

Date: March 23, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos Deputy Chief Building
Official & Director
Wards: Ward 12 (Toronto-St Paul's)

SUMMARY

This staff report is regarding a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing two-storey single family dwelling at 23 Strathearn Blvd (Application No. 23 113277 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because Toronto Building received written objections.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council consider the demolition application for 23 Strathearn Blvd and decide to:

1. Refuse the application to demolish the existing two-storey single family dwelling because Toronto Building received written objections; or
2. Approve the application to demolish the existing two-storey single family dwelling without any conditions; or
3. Approve the application to demolish the existing two-storey single family dwelling with the following conditions:

- a) That construction fences 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 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

Zoning review application (22 238526 ZAP 00 ZR) to facilitate the redevelopment of the site with a two-storey single family dwelling was approved on December 28th, 2022.

On February 13th, 2023, an application was submitted to demolish the existing two-storey single family dwelling at 23 Strathearn Blvd. An application for a replacement building permit to construct a new two-storey single family dwelling with a finished basement was submitted on February 13th, 2023.

On February 20th, 2023 Toronto Building received three written objection letters and two letters of concern from local residents with respect to the proposed demolition. The letters received are included as attachment two of this report.

The existing building is not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Brandon Cipolletta, Manager, Plan Review.Toronto and East York District
T (416) 392-7632 E-mail: Brandon.Cipolletta@toronto.ca

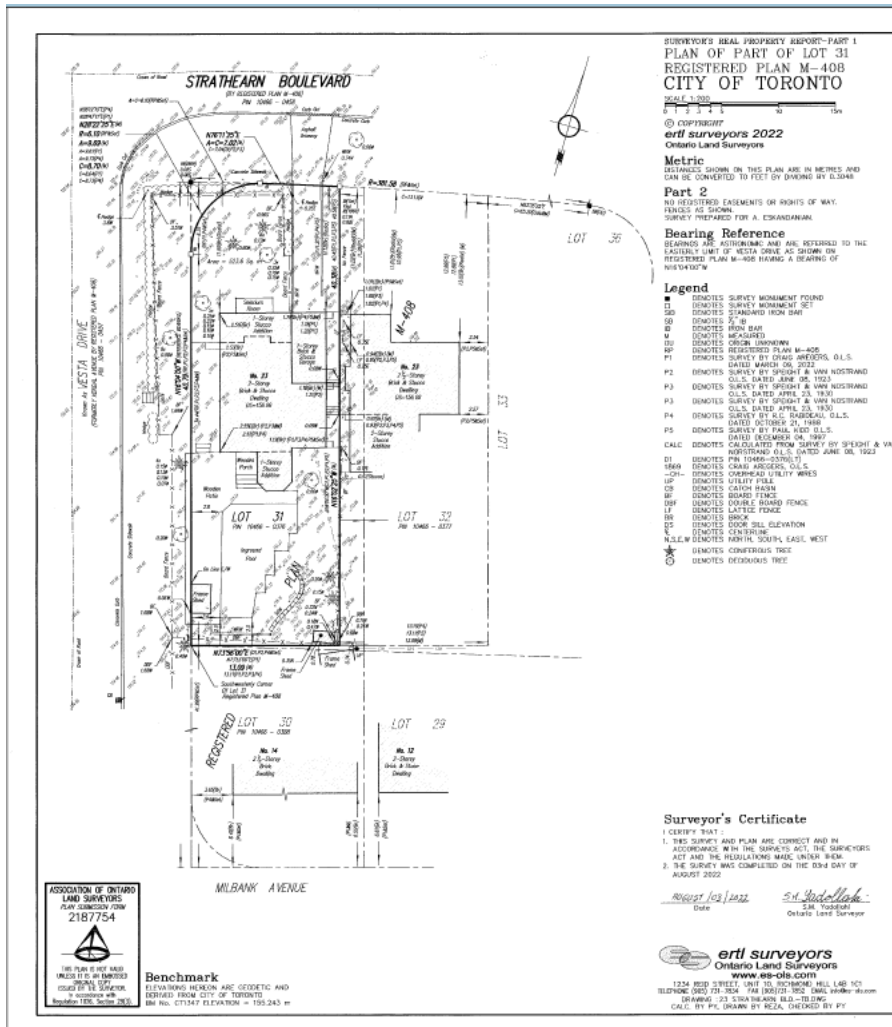
SIGNATURE

Bill Stamatopoulos
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Survey
2. Objection Letters & Letters of Concern

Attachment 1: Survey



Attachment 2: Objection Letters & Letters of Concern

Subject: 23 STRATHEARN BLVD., Application Number 23 113277 DEM 00 DM

Dear Kamal and and Ryan,

I am writing about Location **23 STRATHEARN BLVD** and Application Number **23 113277 DEM 00 DM**

My husband and I have lived at _____ I. for a long time. Over the years our family and friends have been in awe of the most magnificent tree in the entire neighbourhood- an ancient, enormous, healthy **Ginkgo Tree at 23 Strathearn Blvd.** It is truly a landmark in the area and everyone who walks by it admires its incredible beauty. Its enormous trunk and long healthy, full branches are truly a sight to behold all year round and especially when it is covered with millions of striking gold leaves until the very end of autumn.

It is so important that this rare, heritage tree be protected.

Sincerely,

Subject: 23 Strathearn Boulevard; Application Number: 23 113277 DEM 00 DM

Director & Deputy Chief Building Official
Toronto Building Toronto & East York District

We, the undersigned, are writing to express our deep concern about recent events at 23 Strathearn Boulevard.

We reside at _____ to the subject property at 23 Strathearn Blvd and share a 131-foot boundary with it. The following are our concerns:

- Lack of transparency and time to prepare an adequate response: There has been NO communication from the owners or their agents about any plans for the property. The only information, an obscure, typewritten notice pasted to a window on the house, inside a fenced and gated yard, and which cannot be read from the sidewalk, appeared, as far as we know, sometime Friday or Saturday Feb 17/18—a holiday weekend. The time to respond provided: only 5 working days. We noticed it only by complete chance. We made contact with the supplied phone number on the demolition notice on February 21st, but received a brush-off claiming the answers to our questions about what is planned for the property were 'private'. How can this be? What is planned? Why the secretiveness? We have reached out to our councillor Josh Matlow and are awaiting a reply from his office.
- No information from the Committee of Adjustment: We live in an area that has had a great deal of redevelopment over the past number of years, and have always received adequate prior notification and time to respond. What is happening here in this case appears secretive and stealthy. What are they trying to hide?
- Potential for damage to our house: The two houses are very close to the property line with the distance between the walls of the two houses no more than about 3 feet. We are very concerned that demolition poses a threat to our 99-year old house. There needs to be a plan in place to adequately recompense us for any possible damages. We need time to get our own experts lined up to protect our own interests.
- Demolition Permit: Further to the above point, will it permit the owners to excavate everything, assuming approval, or will it be restricted to removing the existing house? What is the extent of the planned excavation? Until the owners' plans have been provided to all affected neighbours, and these issues clarified, approval of the Demolition Permit should be withheld.
- Destruction of some of the oldest trees in the City of Toronto's tree canopy: Someone from the City last week posted a Tree Protection notice on the front door of 23 Strathearn Blvd. That notice has subsequently been torn down; the current notice is the one noted above relating to the demolition of the house, implying the inclusion of any trees that stand in the way. Some of these old trees are, in fact, on City property. We are concerned that the City is not doing enough to protect the tree canopy of the area.

For the preceding reasons therefore, we ask that the City not approve this Application at this time. We ask further that the City hold off on any approval until the plans of the owners (Wanjun Feng and Yuning Chen) for the property following any demolition have been made known to affected neighbours and have been approved by the Committee of Adjustment and the City.

Sincerely,

Subject: Stop 🚧 demolition / respect:save vegetation - 23 Strathearn Boul : Application # 23-113277 – DEM – 00 – DM

Attn:

Director, and deputy chief building official, Toronto, building, Toronto & East York District, 100 Queen St. W.
Toronto, ON - M5H 2N2
416-397-5330

We have been notified by neighbours of an application to demolish 23 Strathearn Blvd., inclusive of the removal of large trees, one in particular being 100 yrs old ginkgo tree.

We ask that you and yours respect the neighbourhood, community, and preserve Forest Hill's beauty and heritage.

That a new owner wishes to change, modify or rebuild is their business, however, new owners and the city need be mindful of the impact of changing an entire corner by removing nature's gifts, and disrespecting a historical look to the neighbourhood.

We are deeply opposed and concerned by the prospective changes to the surrounding property. So change the house, but not the hood; meaning save the trees. We all need them for so many reasons. And tree age matters.

Please confirm reception of our objection,

Thank you

Subject: Residential demolition Application Number 23 113277 DEM 00 DM, 23 Strathearn Blvd.

Sirs:

We are very concerned that 2 mature trees may be destroyed or injured in this proposed house demolition and new construction.

Please be absolutely certain and advised that both trees are well within the setback distances from the street lines in which construction is not permitted.

In particular the magnificent protected heritage Ginko tree is over 100 years old and its trunk is less than 3 feet from the sidewalk on Vesta Dr. It is not in a space where a new house might be constructed. Its branches do not overhang the existing house and would not overhang a new construction. The tree will not need any trimming to accommodate new house construction. However, should any trimming be necessary, it could be accomplished in an absolutely minimal manner so that the tree is not compromised. Ginko trees are one of the most ancient tree species on the planet. They should be preserved and protected.

The other tree is a mature pine. It is close to Strathearn Blvd. and also not in the ground space where a new building would be permitted or constructed.

Please ensure that both trees are protected and not injured.

Thank you,

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Subject: 23 strathearn Blvd --23 113277 DEM 00DM

Importance: High

Good morning

We are contacting you with regards to the proposed demolition of 23 Strathearn BLVD, application 23 113277 DEM 00DM.

We are OPPOSED to this demolition . There are **several large mature City owned trees on the property which must be preserved** including a very old , Ginkgo Biloba tree (west side of house).

Kindly keep us advised on the outcome of this application request .

Thanks