

## **Residential Demolition Application - 3175, 3177, 3179, 3181 Sheppard Avenue East**

**Date:** February 22, 2024,

**To:** Scarborough Community Council

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

**Wards:** Ward 22 - Scarborough-Agincourt

### **SUMMARY**

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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 dwellings at 3175, 3177, 3179, 3181 Sheppard Avenue East 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**

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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 3175, 3177, 3179, and 3181 Sheppard Avenue East because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 3175, 3177, 3179, and 3181 Sheppard Avenue East without conditions; or

3. Approve the application to demolish the residential buildings at 3175, 3177, 3179, and 3181 Sheppard Avenue East 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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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**

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On November 7, 2023, applications to demolish the dwellings at 3175, 3177, 3179, and 3181 Sheppard Avenue East were submitted on behalf of the owner, Doran Homes.

In a letter submitted requesting the demolition permits, the owner states that the buildings have been vacant for approximately 10 years and to demolish would avoid negative attraction such as squatting and vandalism of the vacant buildings.

The letter states that the owner is looking to redevelop the site that would involve the construction of a 14-storey residential building with a 6-storey podium and commercial units on the ground floor and that access would be provided off Abbotsfield Gate Lane providing access to the associated parking and underground parking areas. The letter also states that the design and layout is preliminary and subject to change throughout the development / application process and based on comments received. Additionally, a pre-consultation meeting was previously held, and comments were received from the City in July of 2023.

A combined Official Plan and Zoning by-law Amendment application for a 14-storey mixed use building is in the process of being submitted to the City for review as of the date of this report. No building permit application to realize the 14-storey mixed-use building has been submitted to date.

An existing Zoning By-law Amendment application, file no. 20 215681 ESC 22 OZ submitted back in December 1, 2020 for a 4-storey apartment building is currently under review. No decision has been made by Council, and no building permit application to realize the 4-storey apartment building has been submitted to date.

All services to each building have been disconnected.

The application for the demolition of the residential buildings has been circulated to City Planning, Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing buildings are neither listed nor designated under the Ontario Heritage Act

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 south-east of the intersection of Sheppard Avenue East and Abbotsfield Gate. The subject property is zoned as "Residential Detached Zone" (RD) in the City-Wide Zoning By-law 569-2013.

### **CONTACT**

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

### **SIGNATURE**

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Nick Samonas  
Deputy Chief Building Official and Director  
Toronto Building, Scarborough District

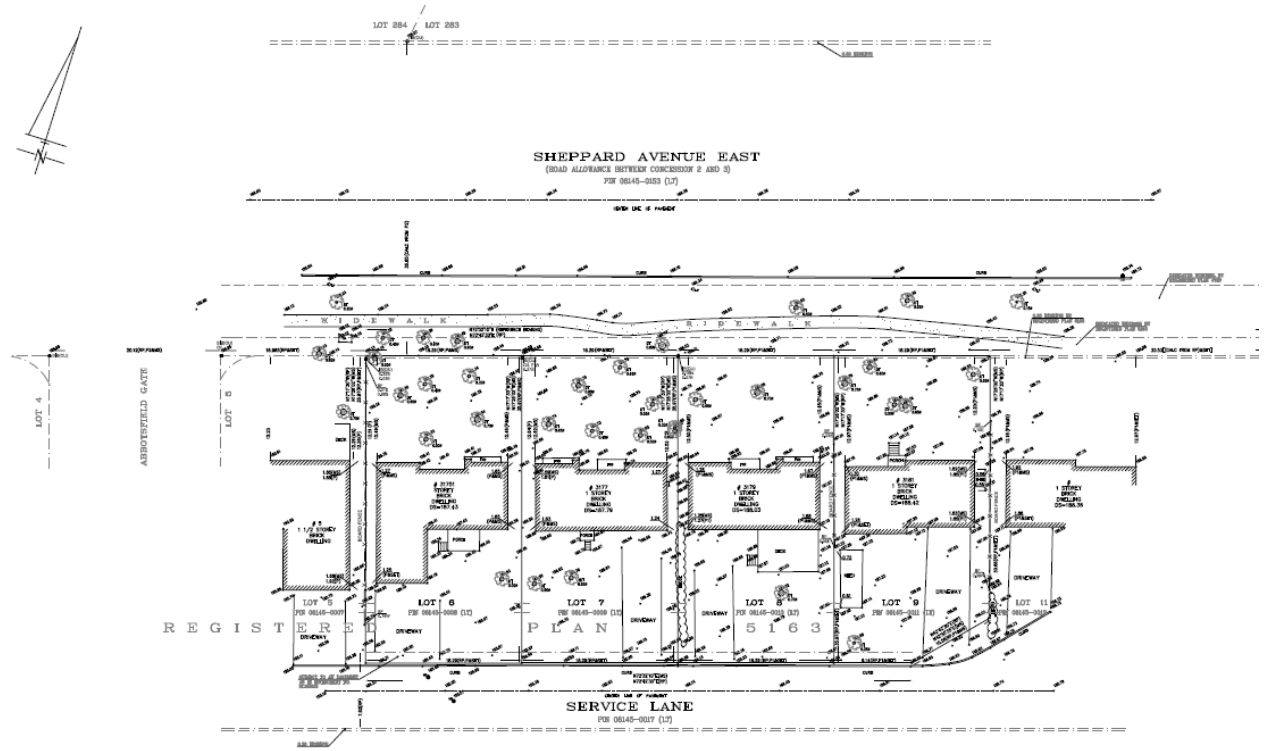
### **ATTACHMENTS**

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1. Site Plan
2. Photo

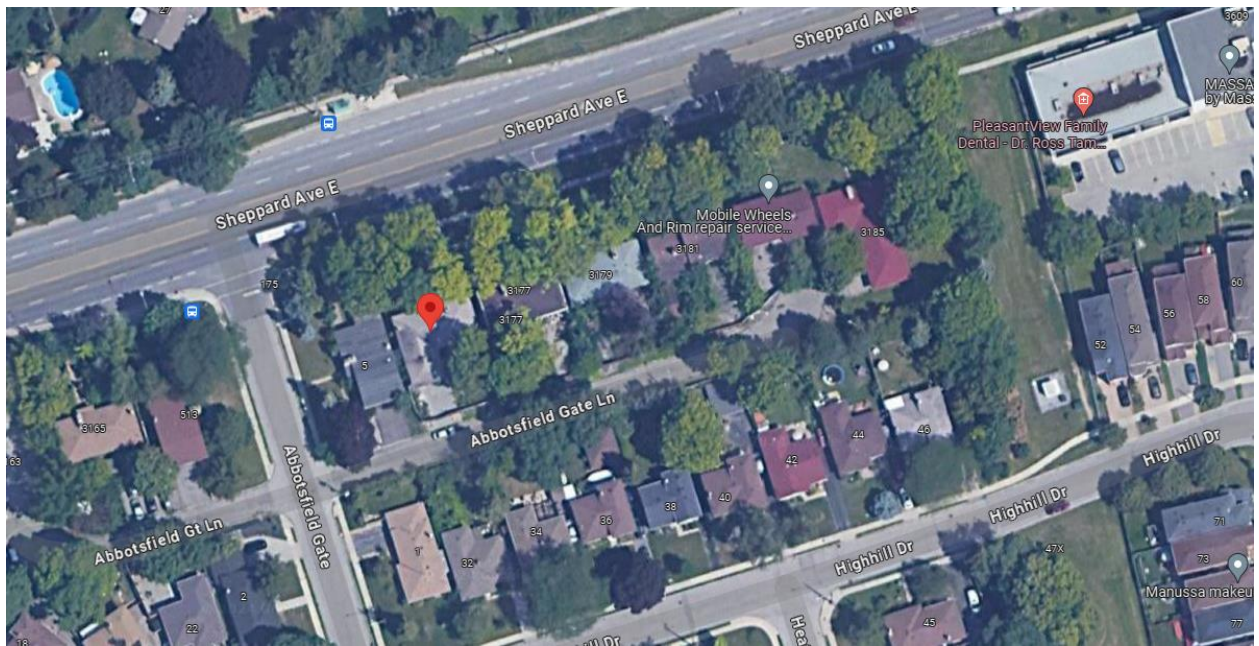
3. Map
4. Letter from Applicant

# ATTACHMENT 1: SITE PLAN



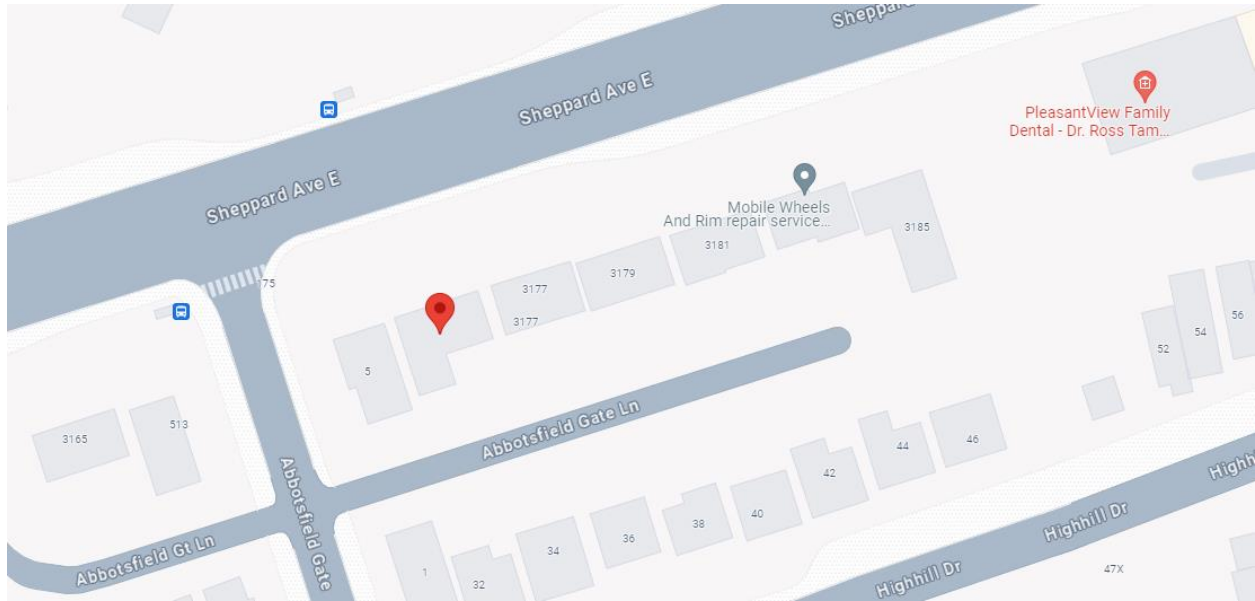
## ATTACHMENT 2: PHOTO

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# ATTACHMENT 3: MAP

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# ATTACHMENT 4: LETTER FROM APPLICANT

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January 3, 2023

Frank Labriola  
Manager  
Scarborough Civic Centre  
150 Borough Dr.  
Scarborough, ON M1P 4N7

Dear Frank,

**Re: 3175 - 3181 Sheppard Avenue East  
Demolition Permit Application**

On behalf of the owner (Doran Homes) of the properties located at 3175-3181 Sheppard Avenue East, M. Behar Planning and Design Limited is pleased to submit a Demo Permit Application to remove the existing, vacant residential dwellings currently on the following sites.

1. Residential Demolition Permit Application For: 3175 SHEPPARD AVE E  
Demolition Permit Number: 23 223256 DEM 00 DM
2. Residential Demolition Permit Application For: 3177 SHEPPARD AVE E  
Demolition Permit Number: 23 223280 DEM00 DM
3. Residential Demolition Permit Application For: 3179 SHEPPARD AVE E  
Demolition Permit Number: 23 223286 DEM 00 DM
4. Residential Demolition Permit Application For: 3181 SHEPPARD AVE E  
Demolition Permit Number: 23 223304 DEM 00 DM

- 1. Reason for the demolition permit requested prior to the building permit being issued.**
- 2. City services provided to the building - connected/not connected.**
- 3. Tenant or other still residing in building - If occupied date of expected vacancy**

We understand that in accordance with the Toronto Municipal code, Chapter 363 – Building Construction and Demolition, Subsection D under Article 6, the proposed demolition requires a letter to council to authorize the demolition ahead of a replacement building.

This letter is to advise that we would like to demolish the existing vacant dwellings with no immediate replacement building, and as such, no BSN numbers are available. While redevelopment activity is planned for the site, a fulsome process needs to occur.

The four dwellings located on each site are vacant and abandoned and have been for over a year. As a result, all services to each building has been disconnected.

**M. BEHAR PLANNING & DESIGN LIMITED**  
25 Valleywood Drive, Unit 23, Markham, Ontario, Canada L3R 5L9  
Phone: (905) 470-MBPD(6273) • Fax: (905) 470-6274 • Email: [chris@mbpd.ca](mailto:chris@mbpd.ca)  
[www.mbpd.ca](http://www.mbpd.ca)

#### 4. Information of proposed redevelopment

Current contemplation for the redevelopment of the subject site involves the construction of a 14-storey residential building with a 6-storey podium and commercial units on the ground floor. Access would be provided off Abbotsfield Gate Lane providing access to the associated parking and underground parking areas. It is to be noted that the design and layout is preliminary and subject to change throughout the development / application process and based on comments received.

The proposal incorporates the following features and statistics:

- A maximum height of 49.30m
- A Gross Floor Area (GFA) of 2,763m<sup>2</sup>, which represents a Floor Space Index (FSI) of 7.22;
- A total of 194 residential units and 1 commercial unit;
- A unit breakdown of: 117 x 1br units; 62 x 2br units; and 15 x 3br units;
- A shared residential and visitor underground parking garage on 4 levels containing a total of 188 parking spaces;
- Interior amenity space of 428m<sup>2</sup>;

A Pre-consultation meeting was previously held, and comments were received from the City in July of 2023. To demolish would avoid negative attractions such as squatting and vandalism of the vacant dwellings. All utilities to the properties have been cut and these units have been vacant for approximately 10 years.

The intent of this submission is to provide staff with a level of comfort to permit the requested demolition of existing vacant dwellings located on the subject properties listed above. Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you,



Chris Pereira, MCIP, RPP  
Principal  
M. Behar Planning and Design Limited