

Residential Demolition Application - 676 Birchmount Road

Date: May 10, 2024

To: Scarborough Community Council

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

Wards: Ward 20 - Scarborough Southwest

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 unit at 676 Birchmount Road 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 676 Birchmount Road because there is no permit to replace the building on the site; or
2. Approve the application to demolish the residential building at 676 Birchmount Road without conditions; or

3. Approve the application to demolish the residential building at 676 Birchmount Road 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 January 10, 2024, an application to demolish the dwelling at 676 Birchmount Road was submitted on behalf of the Owners, Birchmount Birch Properties Inc. The subject property is located north of St Clair Avenue East, between Warden Avenue and Birchmount Road.

In a letter submitted requesting the demolition permits, the Owner states that the building is currently vacant and that it has been boarded up, fenced off, and all utilities disconnected.

The letter states that the Owners will be redeveloping this property and are working towards getting zoning and site plan approvals this year. (Application#: 20 224482 ESC 20 OZ & 20 224484 ESC 20 SA).

The letter also indicates that they are applying for the demolition permit because this house has been broken into and vandalised on multiple occasions, despite their best efforts to secure it and keep people out and that there was a trespasser who broke into the property and set up a tent and police have been called. The letter also states that they have also received multiple complaints from neighbours about this issue and that they have resecured the house multiple time. The issue persists and for the safety of

the Neighbourhood they feel this house needs to come down to discourage the squatting.

An existing Zoning By-law Amendment application, file no. 20 224482 ESC 20 OZ submitted back in December 1, 2020 for a 4-storey residential building is currently under review. No building permit application to realize the 4-storey residential building has been submitted to date.

The application for the demolition of the dwelling has been circulated to City Planning, Heritage Preservation Services, Urban Forestry and the Ward Councillor. The property is zoned Residential Semi-Detached (RS) in the city-wide Zoning By-law 569-2013. The existing building is 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.

CONTACT

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SIGNATURE

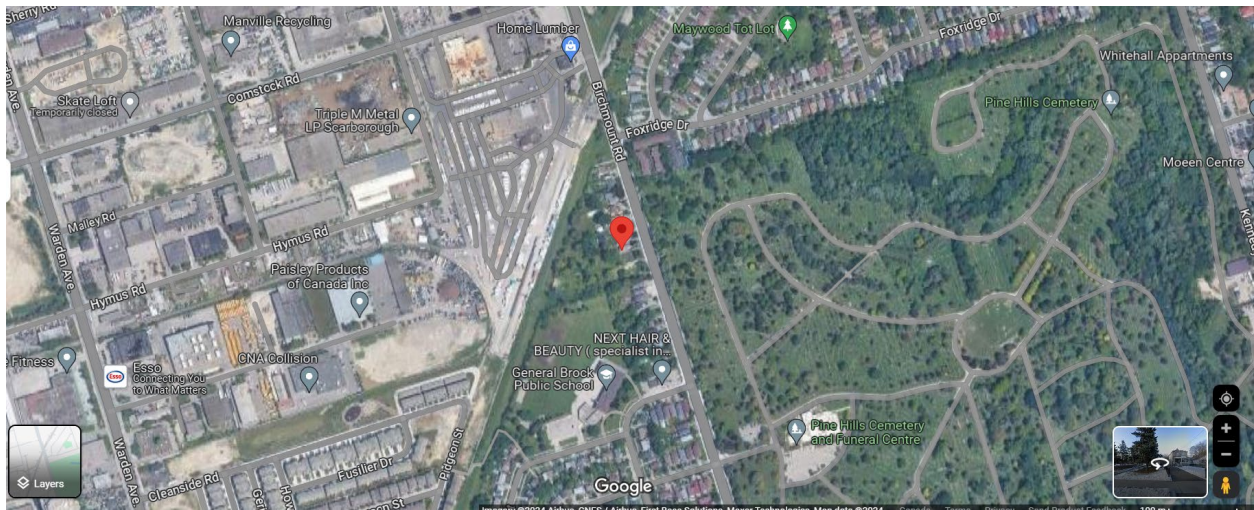
Nick Samonas
Deputy Chief Building Official and Director (Acting)
Toronto Building, Scarborough District

ATTACHMENTS

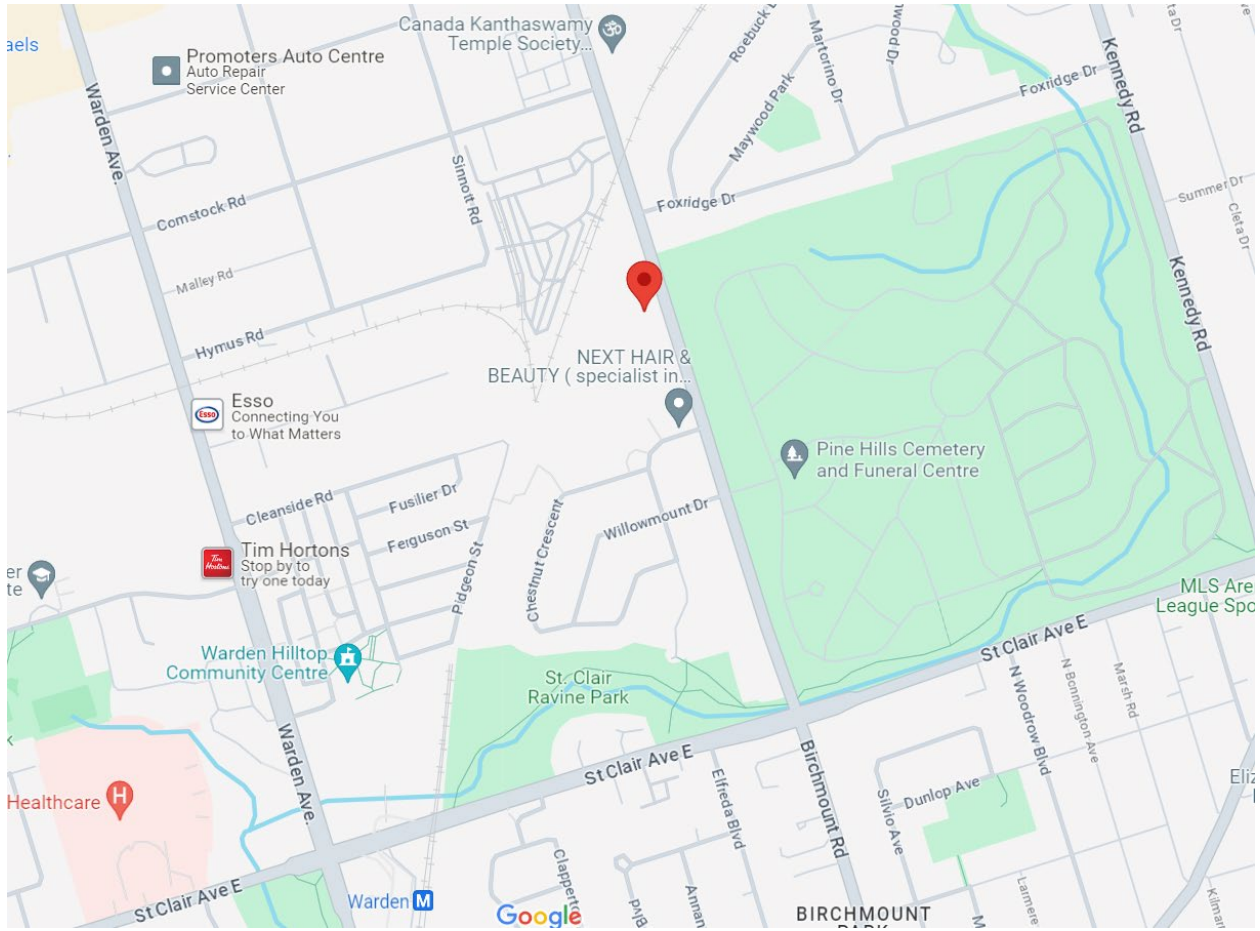
1. Site Plan
2. Photo
3. Map

4. Letter from Applicant

ATTACHMENT 2: PHOTO



ATTACHMENT 3: MAP



ATTACHMENT 4: LETTER FROM APPLICANT

**Birchmount Birch
Properties Inc.**

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April 16, 2024

Attached please find our application to demolish the building located at 676 Birchmount Road.

We will be redeveloping this property and are working towards getting zoning and site plan approvals this year. (Application #: 20 224482 ESC 20 OZ & 20 224484 ESC 20 SA).

We would like to demolish the residential building on the property prior to receiving our building permits for the new homes. This building is currently vacant. We have boarded it up, fenced it off, and disconnected all utilities. We are prematurely applying for the demolition permit because this house has been broken into and vandalised on multiple occasions, despite our best efforts to secure it and keep people out. Please see attached photos. There was a trespasser who broke into the property and set up a tent. They have subsequently removed the boards to the house and broken windows to enter the building. The police have been called. We have also received multiple complaints from neighbours about this issue. We have resecured the house multiple times and the issue persists. For the safety of the neighbourhood we feel this house needs to come down to discourage the squatting.

Thank you for your consideration of our application.

Regards,



Josh Dennill
Senior Project Coordinator

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