

Residential Demolition Applications - 2771 and 2773 Victoria Park Avenue

Date: November 15th, 2024

To: Scarborough Community Council

From: Director and Deputy Chief Building Official, Toronto Building

Wards: Ward 22 (Scarborough-Agincourt)

SUMMARY

This staff report is about a matter for which the Scarborough 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 applications for the demolition of the existing detached houses located at 2771 Victoria Park Avenue (application no. 24-181690 DEM 00 DM) and 2773 Victoria Park Avenue (application no. 24-181701) are being referred to the Scarborough Community Council for consideration to refuse or grant the applications, including any conditions, if any, to be attached to the permit applications because a building permit application has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, recommends that Scarborough Community Council give consideration to the demolition applications for 2771 Victoria Park Avenue and 2773 Victoria Park Avenue, and decide to:

1. Refuse the applications to demolish the detached houses at 2771 and 2773 Victoria Park Avenue because there is no permit application to replace the buildings on the site; or,
2. Approve the applications to demolish the detached houses at 2771 and 2773 Victoria Park Avenue without any conditions; or
3. Approve the applications to demolish the detached houses at 2771 and 2773 Victoria Park Avenue 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

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On July 16th, 2024, Toronto Building received applications to demolish the existing detached houses at 2771 and 2773 Victoria Park Avenue.

A rezoning application was previously submitted (application no. 23-214176 ESC 22 OZ) and has been approved. The properties, in conjunction, are intended to be developed as 62 stacked back-to-back townhouse units.

A building permit for a replacement building has not been issued.

In a letter dated August 6th, 2024, the owner, Profile (FT) Inc., states the request for the demolition of 2771 and 2773 Victoria Park Avenue ahead of the replacement building permits includes reasons of public safety. They make reference to several break-ins and advise the buildings are deteriorated.

The applications for the demolition of the detached houses have been circulated to the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

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

CONTACT

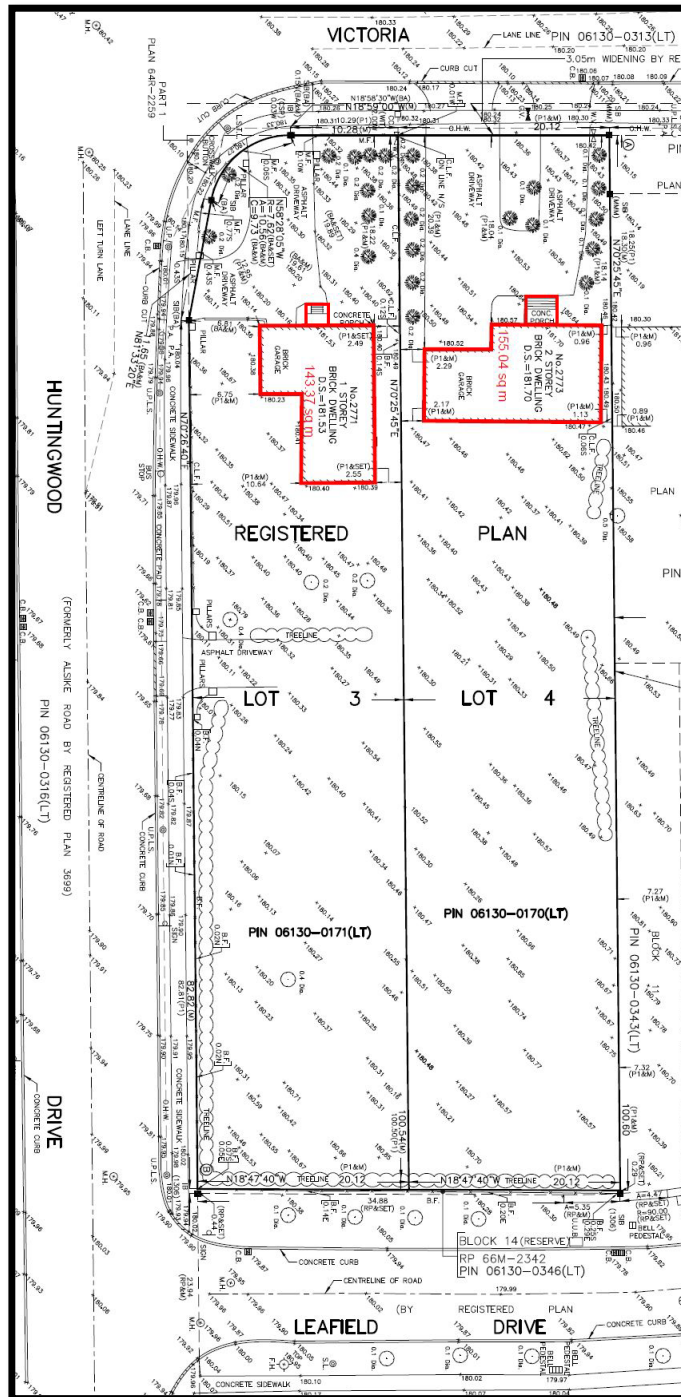
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Toronto Building, Scarborough District
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SIGNATURE

Anthony De Francesca
Director and Deputy Chief Building Official (Acting)
Toronto Building

ATTACHMENTS

Attachment 1 - Survey
Attachment 2 - Letter from Owner



PROFILE
DEVELOPMENTS

Profile (FT) Inc.
30 Royal Crest Court
Suite 205
Markham, ON L3R 9W8

August 6, 2024

Toronto Building
Attn: Paulina Brozek
Scarborough Civic Centre
150 Borough Drive,
Toronto, Ontario M1P 4N7

**Re: Demolition Application – Justification for Demolition
2771 & 2773 Victoria Park Avenue, Toronto ON**

We are the owners of the detached single-family homes on both 2771 & 2773 Victoria Park Ave. We went through the re-zoning process to obtain permission to permit 62 stacked back-to-back townhouse dwellings on these two parcels. The by-law was enacted on May 30, 2024 as by-law 392-2024. We have recently completed a pre-consultation meeting for a Site Plan application as well on June 18, 2024. To this end, we are now applying for a Demolition permit application to allow the removal these two homes.

We are seeking the Demolition Permit ahead the building permit issuance for the following reasons:

1. Public Safety:
 - a. Both homes have experienced multiple break-ins despite efforts to board the homes.
 - b. One break-in was documented and posted on YouTube.
2. Vacant:
 - a. Both homes have recently been vacant and no longer rented as the condition of the homes have deteriorated.
3. Approvals:
 - a. Zoning was approved on May 30, 2024 and we plan to make the Site Plan Approval application before the end of August 2024.
 - b. We hope to work expeditiously with city staff to make building permit applications soon after and prepare to start construction of the new homes in Summer of 2025.

Further to correspondence with Toronto building, we are writing request that we be permitted to demolish the homes ahead of the new building permit issuance. City services are connected, and we will request the necessary disconnections from the utility companies ahead of the demolition.

We trust this is in good order, if you should require anything further, please contact the undersigned.

Thank you,



Yougendran Thiyagarajah
Profile (FT) Inc.