

Residential Demolition Application - 121 Victoria Park Avenue

Date: January 28, 2019

To: Chair and Members, Scarborough Community Council

From: Director, Toronto Building, Scarborough District

Wards: Ward 20 - Scarborough Southwest

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Chapter 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006 under the authority of Section 33 of the *Planning Act*, the application for the demolition of an existing two-storey monastery building at 121 Victoria Park Avenue 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 Director, Toronto Building, Scarborough District, recommends that the Scarborough Community Council:

1. Approve the application to demolish the existing residential building located at the premises municipally known as 121 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 III, 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 provisions of the Municipal Code, Chapter 629, §§ 629-10B & 629-11; and

d) That any holes on the property are backfilled with clean fill.

Or, in the alternative,

2. Refuse the application to demolish the existing residential building at the premises municipally known as 121 Victoria Park Avenue because a building permit has not been issued for a replacement building on this site.

Or, in the alternative,

3. Approve the application to demolish the existing residential building at the premises municipally known as 121 Victoria Park Avenue without any conditions.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The City of Toronto Municipal Code [§D(1), Article II, Chapter 363, Demolition Control] requires that the application be referred to Community Council for consideration if no building permits are issued to erect replacement buildings on the property.

COMMENTS

On December 18, 2018, an application to demolish the residential building at 121 Victoria Park Avenue was submitted by Steve James of Larkin Architect Ltd., on behalf of the property owner, the Toronto Catholic District School Board (TCDSB). An application for building permit for a replacement building has not been submitted.

In a letter submitted requesting the demolition permit, the owner states that they wish to obtain a demolition permit "to remove the existing house" and that "[t]he future use of [the] land is to expand the open play space for the neighbouring TCDSB school -- Neil McNeil School".

Currently, the residential building is not occupied.

The property is designated *Neighbourhoods* in the Official Plan and is zoned Institutional ("I") under the former City of Scarborough's Birchcliff Community By-law No. 8786.

Toronto Building can confirm that the proposed demolition is not regulated under Chapter 667 of the Municipal Code (rental housing demolition and conversion), as the existing residential building does not contain any residential rental units.

The application for the demolition of the existing residential building has been circulated to Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing residential building is not designated historical.

The demolition application is being referred to the Scarborough Community Council because the building proposed to be demolished is a residential building and no building permits have been issued to erect replacement buildings on the property. In such cases, Article II of Chapter 363 of the City of Toronto Municipal Code requires Community Council to authorize the issuance or refuse to authorize the issuance of the demolition permit.

CONTACT

Robert Bader
Acting Manager, Plan Review, Scarborough District
Toronto Building
Tel: (416) 392-7927; Email: Robert.Bader@toronto.ca

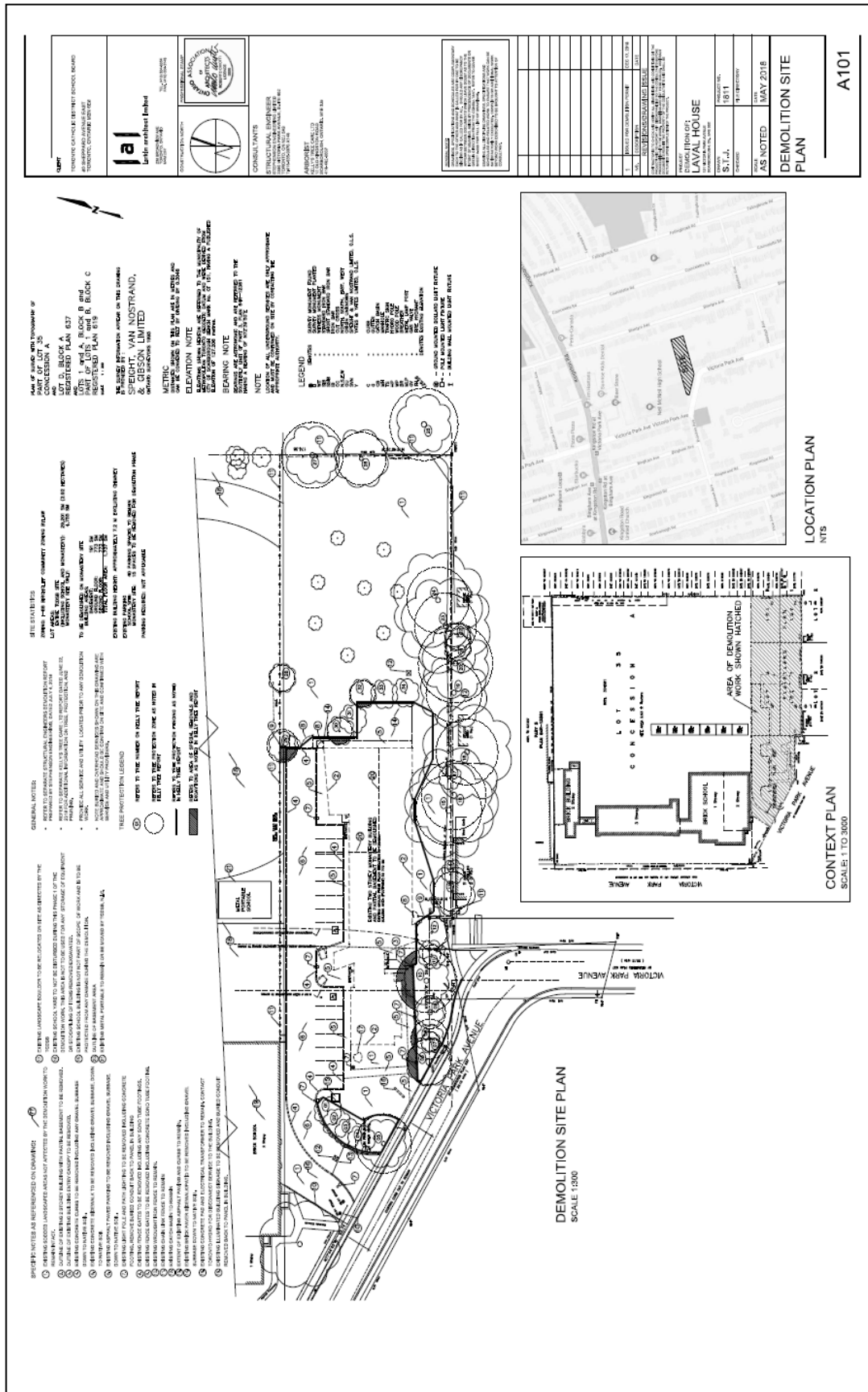
SIGNATURE

Bill Stamatopoulos, M.Eng., P.Eng.
Director, Scarborough District, Toronto Building

ATTACHMENTS

1. Demolition Site Plan
2. Images of 121 Victoria Park Avenue
3. Google Maps Excerpts
4. Letter from Property Owner

ATTACHMENT 1: DEMOLITION SITE PLAN



ATTACHMENT 2: IMAGES OF 121 VICTORIA PARK AVENUE

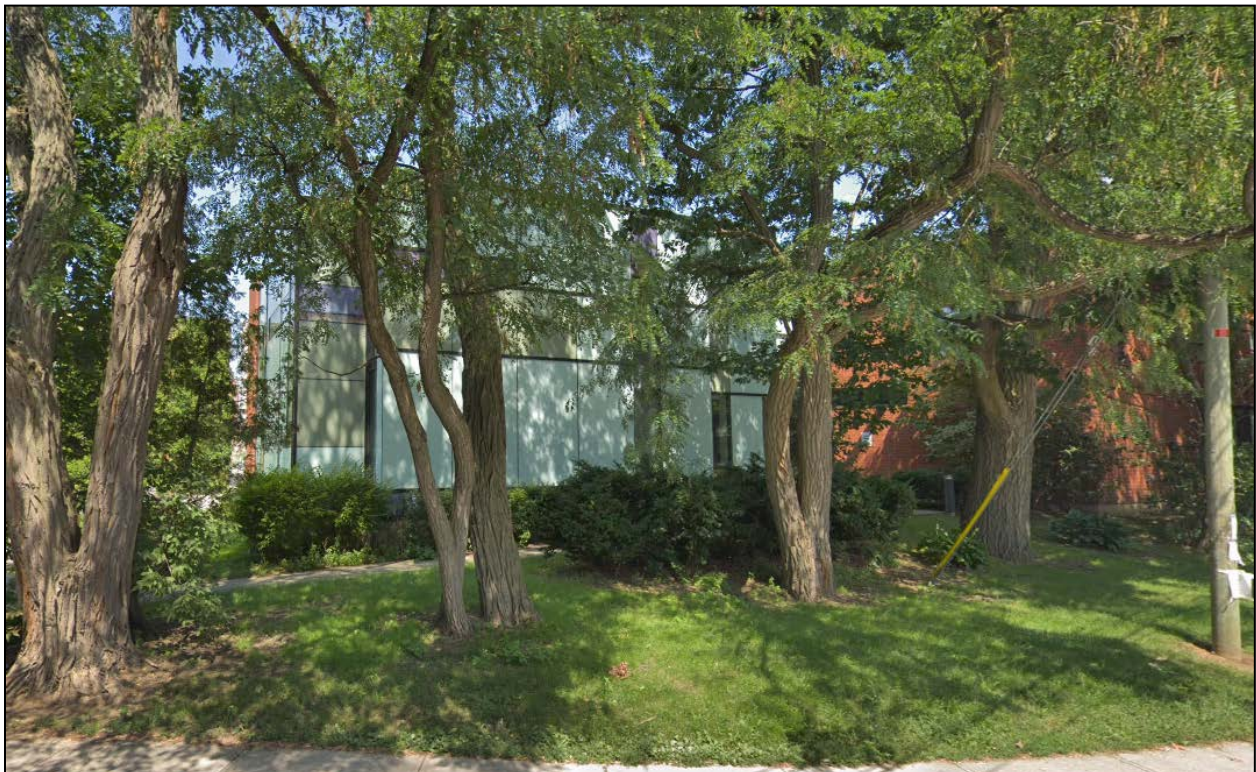


ATTACHMENT 3: GOOGLE MAPS EXCERPT

Dated: August 2018



Dated: August 2018



ATTACHMENT 4: LETTER FROM PROPERTY OWNER



October 23, 2018

Scarborough Civic Centre
150 Borough Drive
Toronto, ON, M1P 4N7

Re: *Demolition of Laval House at 121 Victoria Park Ave.*

This letter confirms that the Toronto Catholic District School Board, as owner of the property at 121 Victoria Park Ave, has applied for a demolition permit to remove an existing house at the noted address. The future use of this land is to expand the open play space for the neighbouring TCDSB school – Neil McNeil School located at 127 Victoria Park Avenue and the TCDSB will not develop a residential building on the lands at 127 Victoria Park Avenue.

Yours truly,

Michael Loberto

A handwritten signature in cursive script that reads "Michael Loberto".

Superintendent of Planning & Development

c.c. Milka Zlomislic, Acting Senior Coordinator of Capital Development
D. Friesen, Acting Executive Superintendent of Facilities Services

80 Sheppard Avenue East, Toronto, Ontario M2N 6E8 · Tel. (416) 222-8282

www.tcdsb.org