

Residential Demolition Application - 426 Glengrove Avenue

Date: October 27, 2017

To: North York Community Council

From: Deputy Chief Building Official and Director, Toronto Building

Wards: Ward 16 Eglinton Lawrence

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 Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the application for the demolition of a vacant single family dwelling at 426 Glengrove Avenue is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 426 Glengrove Avenue and decide to:

1. Refuse the application to demolish the single family dwelling because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single family dwelling without conditions; or
3. Approve the application to demolish the single family dwelling 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 Municipal Code Chapter 623-5, and 629-10, paragraph B; 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 history for this property.

COMMENTS

On October 10, 2017, Toronto Building received an application to demolish the single family dwelling at 426 Glengrove Avenue. A building permit application for a replacement building has not been submitted.

In a letter dated October 4, 2017, the applicant indicated that the owner would like to demolish the single family dwelling because the building has fallen into a state of disrepair since it has been vacant for a number of years. The applicant also stated that the house has become a habitat to numerous rodents and has accumulated mould throughout.

The applicant has indicated in an email dated October 26, 2017 that a new residence will be proposed within 2 years.

The application for the demolition of the single family dwelling has been circulated to Urban Forestry and the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished is residential and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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Manager Plan Review,
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SIGNATURE

Will Johnston, P.Eng.
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Architect Inc.
GIOVANNI A. TASSONE

To: City of Toronto
Toronto Building
100 Queen, Ground Floor
Toronto, Ont.

Transmission Date: October 4, 2017
Project: 426 Glengrove Ave W.
Project No.: 17017

Attention: To Whom it May Concern

RE: 426 Glengrove Ave West
Demolition Permit Application

Please find enclosed our application to demolish 426 Glengrove Ave West.

The residential building located on this property has fallen into a state of disrepair because it has been vacant for a number of years. The house has become a habitat to numerous rodents and has accumulated mould throughout.

The intent is to demolish the house for a concern of public safety and fill the basement to grade with suitable backfill. The owners will propose a new residence in the not too distant future. In support of this application, we have enclosed the following documentation:

- Letter of Authorization
- Application for Permit to Construct or Demolish
- Checklist for permit demolition
- Tree Declaration form
- Survey of the Property (Parts of Lot 30 & 31 Registered Plan 1564 (York))
- Tree Inventory/preservation plan drawing prepared Landscape Architects Strybos Baron King to accompany tree declaration form along with Arborists Report
- Services have been disconnected and capped by the appropriate service

We also understand that there will be an "Owners Acknowledgement of Demolition Conditions". Once this has been provided, we intend to acknowledge.

We trust the above meets with your approval. Should you require any further information, please do not hesitate to contact this office.

Yours truly



Giovanni A. Tassone



Attachment 2

Irene Dias

From: Gio <gio@studio185.ca>
Sent: October-26-17 10:35 AM
To: Gene Lee
Cc: Victoria Lucas
Subject: 426 Glengrove Ave

Hi Gene,
As per our telephone, the owners plan to apply to reconstruct the residence within two years from demolition.
Please let me know this message has been received.
Kind Regards,
Giovanni

Giovanni A. Tassone Architect Inc.
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