

Request to demolish the Residential Buildings at 2, 4 and 6 Teagarden Court

Date: May 15, 2017
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward - 23 Willowdale

SUMMARY

This report is about a matter for which the North York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code Ch. 363, Article II "Demolition Control", the demolition permit applications for 2, 4 and 6 Teagarden Court are referred to the North York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits. The owner proposes to demolish three existing two storey single detached dwellings on the properties. Applications for permits for construction of replacement buildings have not been submitted.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the applications for the demolition at 2, 4, 6 Teagarden Court, and:

1. Refuse the applications to demolish the vacant residential buildings because there is no permit application to replace the buildings on the site; or
2. Approve the applications to demolish the vacant residential buildings without any conditions; or
3. Approve the applications to demolish the vacant residential buildings with the following conditions:

a) that construction fences 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 sites and that the sites 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 properties are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

On February 27, 2017, the agent for the property owner, submitted applications for demolition of three existing vacant single detached dwellings located at 2, 4 and 6 Teagarden Court. In their letter dated March 13, 2017 (Attachment 2) the owner indicates that the three vacant single family dwelling units pose a threat to the residents in the area.

The owner has submitted applications for an amendment to the Official Plan and Rezoning (11-328717 NNY 23 OZ) on December 20, 2011, and for Site Plan approval (12-296892 NNY 23 SA) on December 21, 2012, for an 11 storey residential apartment building comprising of 113 dwelling units and a below grade parking garage. These applications have been appealed to the Ontario Municipal Board.

The lands are currently zoned R4 under the former North York Zoning By-law No. 7625. The lands are not subject to the new City Wide Zoning By-law 569-2013.

The demolition permit applications (17-121543 DEM 00 DM, 17-121556 DEM 00 DM, 17-121559 DEM 00 DM) are being referred to the North York Community Council because the buildings proposed to be demolished are residential buildings and permits have not been issued for replacement buildings. In such cases, Chapter 363 Article II of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permits.

COMMENTS

The City of Toronto Municipal Code [Chapter 363, Article II "Demolition Control" Subsection D (1)] requires that the application be referred to Community Council

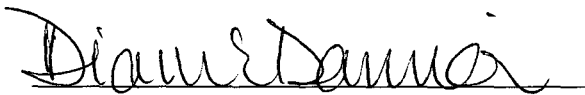
for consideration if no building permits have been issued to erect replacement buildings on the property.

The applications for demolition have been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing houses are not currently on the list of designated historical buildings.

CONTACT

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SIGNATURE



Diane Damiano
Director & Deputy Chief Building Official, Toronto Building
North York District

ATTACHMENTS

- Attachment 1: Survey of 2, 4 and 6 Teagarden Court
- Attachment 2: Letter from Phantom Developments Limited dated March 13, 2017

Phantom Developments Limited

207 Weston Road, Toronto, Ontario M6N 4Z3 Tel: 416-762-4314 Fax 416-762-2427

March 13, 2017

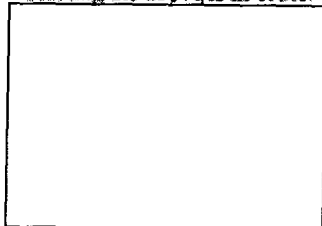
Building Division
City of Toronto – North District
Toronto, ON

To Whom This May Concern,

The purpose of this letter is to request permission to demolish three vacant houses located at 2, 4 and 6 Teagarden Court in North York. We are currently in the process of applying for permits to construct an 11 story condominium development. (Site Plan# 12 296892 NNY2 SA) We would like to expedite the demolishing of these three houses as they pose a safety issue to the neighborhood. Numerous times we have visited the houses to inspect the state of them and have found traces of break in's, theft and evidence of squatters.

Toronto Fire Service has also been to this location a few times and notified us that these vacant houses are creating a safety issues for them and they too would like to see them demolished. We hope this letter emphasizes our concerns and that the City of Toronto will grant us permits to demolish.

Trusting the above is in order.



Phantom Developments Limited
Construction Manager