

**Residential Demolition Applications for 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue**

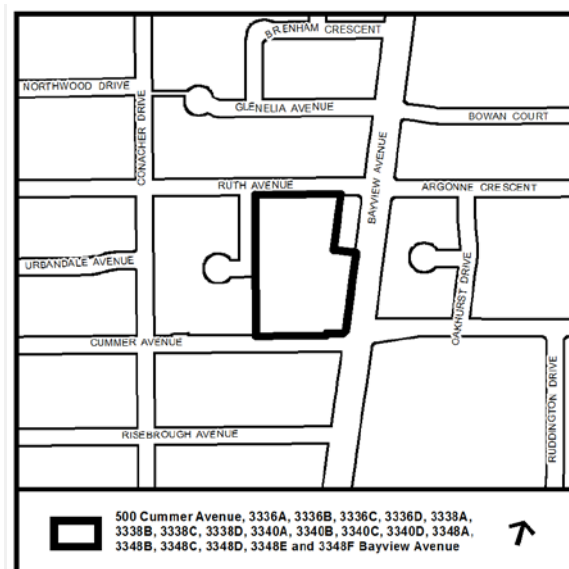
<b>Date:</b>	January 6, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	File Nos. 16-227125 DEM, 16-242197 DEM, 16-227139 DEM, 16-227175 DEM, 16-227176 DEM, 16-227178 DEM, 16-229612 DEM, 16-242194 DEM, 16-242196 DEM, 16-242200 DEM, 16-242201 DEM, 16-242202 DEM, 16-242203 DEM, 16-242206 DEM, 16-242207 DEM, 16-242209 DEM, 16-242210 DEM, 16-242211 DEM

**SUMMARY**

The Toronto District Catholic School Board (TCDSB) expropriated 18 townhouses adjacent to their site at 500 Cummer Avenue, to expand their lot area and facilitate the construction of a new 2-storey secondary school.

The applications for the demolition of 18 vacant townhouse dwellings on Bayview Avenue is 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 applications for the demolition of more than 6 units will be referred to the North York Community Council at a future date to refuse or to grant the applications as building permits have not yet been issued for the replacement building.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. The report from the Director, Community Planning, North York District, dated January 6, 2017, be received for information.

### **Financial Impact**

There are no financial implications.

## **DECISION HISTORY**

In October 2012, the Toronto District Catholic School Board (TCDSB) received permission from the Ministry of Education to purchase the site at 500 Cummer Avenue from the Toronto District School Board (TDSB), for the construction of the new St. Joseph Morrow Park Catholic Secondary School. A Site Plan Control application was submitted in June 2013 for a 3-storey school. Approval for demolition of the former elementary school was issued in August 2014. A Minor Variance application was submitted in October 2014 to permit an increase in building height and number of storeys. The Minor Variance was refused by the Committee of Adjustment in November 2014 and appealed by the applicant in December 2014. The appeal was withdrawn in November 2015 as the TDCSB expropriated 18 adjacent (common element condominium) townhouses to increase the site area.

In February 2016, a new Zoning By-law Amendment application and a corresponding Site Plan re-submission were submitted to permit a school use on the expropriated townhouse lands to facilitate the development of a secondary school.

## **COMMENTS**

Community Planning staff consulted with Strategic Initiatives, Policy & Analysis staff and Buildings staff, and determined that a recommendation on the demolition of the 18 vacant townhouse dwellings will come forward to North York Community Council concurrently with recommendations on the Zoning By-law Amendment Application (File No. 16 117899 NNY 24 OZ) and the Site Plan Application (File No. 13 196188 NNY 24 SA) during the first quarter of 2017.

## **CONTACT**

Doug Stiles, Planner  
Tel. No. 416-395-7145  
Fax No. 416-395-7155  
E-mail: doug.stiles@toronto.ca

## **SIGNATURE**

---

Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: List of Addresses and Permit Numbers  
Attachment 2a: Former City of North York Zoning By-law 7625  
Attachment 2b: City of Toronto Zoning By-law 569-2013  
Attachment 3: Applicant's Letter

**Attachment 1: List of Addresses and Permit Numbers**

<b>Address</b>	<b>Permit Number</b>
3336A Bayview Avenue	16-227125 DEM
3336B Bayview Avenue	16-227139 DEM
3336C Bayview Avenue	16-227175 DEM
3336D Bayview Avenue	16-227176 DEM
3338A Bayview Avenue	16-227178 DEM
3338B Bayview Avenue	16-229612 DEM
3338C Bayview Avenue	16-242194 DEM
3338D Bayview Avenue	16-242196 DEM
3340A Bayview Avenue	16-242197 DEM
3340B Bayview Avenue	16-242200 DEM
3340C Bayview Avenue	16-242201 DEM
3340D Bayview Avenue	16-242202 DEM
3348A Bayview Avenue	16-242203 DEM
3348B Bayview Avenue	16-242206 DEM
3348C Bayview Avenue	16-242207 DEM
3348D Bayview Avenue	16-242209 DEM
3348E Bayview Avenue	16-242210 DEM
3348F Bayview Avenue	16-242211 DEM

## Attachment 2a: Former City of North York Zoning By-law 7625



### Zoning By-Law No. 7625

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 QZ



Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Extracted 02/29/2016


## Attachment 2b: City of Toronto Zoning By-law 569-2013





### Zoning By-Law No. 569-2013

500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue

File # 16 117899 NNY 24 0Z

 Location of Application	<b>RD</b> Residential Detached	<b>CR</b> Commercial Residential
<b>RT</b> Residential Townhouse	<b>I</b> Institutional	<b>O</b> Open Space
<b>RA</b> Residential Apartment	<b>ON</b> Open Space Natural	<b>OR</b> Open Space Recreation
<b>CL</b> Commercial Local		

 See Former City of North York By-Law No. 7625
<b>R3</b> One-Family Detached Dwelling Third Density Zone
<b>R4</b> One-Family Detached Dwelling Fourth Density Zone
<b>G</b> Greenbelt Zone

  
 Not to Scale  
 Extracted: 02/29/2016

## Attachment 3: Applicant's Letter



Fri 12/16/2016 11:35 AM

Luong, May <MLuong@blg.com>

RE: 500 Cummer - Demolition

To: Doug Stiles

Cc: Narmadha Rajakumar; Joe Nanos; Loberto, Michael (Strategic Support)

You forwarded this message on 12/16/2016 1:53 PM.

[Bing Maps](#)

Thank you very much Doug. Due to interest of time, I have provided the rationale in this email.

The townhouses to be demolished are 3336(A-D), 3338(A-D), 3340(A-D) and 3348(A-F) Bayview Ave. On November 4, 2016, all these units have been vacated and are now empty. The timeline for the construction of the school is targeted for or as close to April/May of 2017 to have shovel in the ground in order for the school to be in operation in September 2018. One of the aspects to achieve this goal is to have the site cleared and ready for construction. Specifically, the rationale for demolition of the townhouses as soon as possible, prior to zoning approval are the following:

- The demolition of the townhouses is necessary to maintain the school board's schedule and provides for accommodation for students that will be otherwise dispossessed from the current location by a third party.
- The demolition of the townhouses will take some time and we must ensure the site is completely ready when the approvals related to the school proper are in place so that construction can start immediately.
- After the townhouses are removed, there will be a need to resurvey the area and update the topographical survey to finalize the construction documents. This again, will take some time.
- The demolition work first will also minimize schedule risks should there be a site condition/delays in demolishing the townhouse that would delay the construction of the main project if not separated.
- Narmadha Rajakumar, Policy Planning, has reviewed our S.111 permit application and stated that only standard conditions for approval of the application will apply with no site-specific requirements.

Please let me know if you have any questions. Thank you very much for your immediate attention on this matter and we appreciate all your help.

Regards,

**May Luong**

**Land Use Planner**

T 416.367.6251 | F 416.367.6749 | [MLuong@blg.com](mailto:MLuong@blg.com)

Bay Adelaide Centre, East Tower, 22 Adelaide St W, Toronto, ON, Canada M5H 4E3

**Borden Ladner Gervais LLP** | It begins with service

Calgary | Montréal | Ottawa | Toronto | Vancouver

[blg.com](http://blg.com) | To manage your communication preferences or unsubscribe, please click on [blg.com/mypreferences/](http://blg.com/mypreferences/)