

## **Residential Demolition Application - 368 Briar Hill Avenue**

**Date:** August 20, 2019  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building  
**Wards:** Ward 8 Eglinton - Lawrence

### **SUMMARY**

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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 single family dwelling at 368 Briar Hill 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**

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The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 368 Briar Hill Avenue and decide to:

1. Refuse the application to demolish the single family dwellings because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the single family dwellings without conditions; or
3. Approve the application to demolish the single family dwellings 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**

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

## **DECISION HISTORY**

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There is no history for this property.

## **COMMENTS**

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On June 19, 2019, Toronto Building received an application to demolish an existing single family dwelling at 368 Briar Hill Avenue. A planning application for a proposed townhouse complex is under review. A building permit application has not yet been made.

In a letter dated July 29, 2019, the applicant indicated that the existing house needs to be demolished before the issuance of a building permit to prevent unwelcomed visitors and cause harm to the neighbourhood. The planning review process is ongoing. OMB approval has been obtained and NOAC has been issued. The intention is to apply for a building permit in fall, 2019 and start construction in spring or summer of 2020.

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 at 368 Briar Hill Avenue is residential and the applicant has not received a permit to replace the building or to redevelop the site. In such a case, 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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## **SIGNATURE**

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Alan Shaw  
Director and Deputy Chief Building Official  
Toronto Building,  
North York District

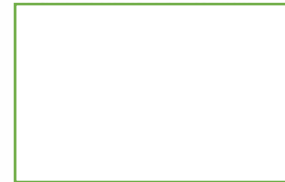
## **ATTACHMENTS**

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1. Site Plan
2. Letter from Applicant



**PLAZACORP**



July 29, 2019  
City of Toronto

Re: Application for demolition permits at 368 Briar Hill Avenue  
Stehel Corp & Hillworth Corp.

To whom it may concern,  
This letter is to illustrate the reasoning why the subject site needs to be demolished before the issuance of a building permit.  
The subject site is a vacant house, and we wish not to give unwelcomed visitors the opportunity to dwell within it, and cause harm to the neighborhood.

The application is to replace the subject site with 7 townhomes. The current status of the application is OMB approved with an issued NOAC. We are currently working with the city to finalize the Site Plan Agreement. We intend to apply for building permits in the Fall of 2019. The anticipated start date for construction is Spring/Summer of 2020.

We ask that you share our concerns about the neighborhoods safety and approve this demolition permit in order to deter security concerns for our community.

Sincerely,



Attachment 2