

Request to demolish the Residential Building at 1 Highgate Avenue

Date: August 10, 2019
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward - 18 Willowdale

SUMMARY

This staff 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 application for the demolition of an existing two storey vacant single detached dwelling at 1 Highgate Avenue is being referred to the North York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that the North York Community Council give consideration to the demolition application for 1 Highgate Avenue, and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building 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 site and that the site 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 property are backfilled with clean fill.

FINANCIAL IMPACT

There are no financial impacts.

DECISION HISTORY

There is no history for this property.

COMMENTS

On January 21, 2019, the agent, acting for the owner of the property, submitted an application for the demolition of an existing two storey vacant single detached house at 1 Highgate Avenue. A building permit application for a replacement dwelling has not been submitted.

In a letter dated January 17, 2018, the applicant outlined the reasons for requiring a demolition permit at this time. The letter indicates that the owner of the property is also the owner of 362 Spring Garden Avenue which is the property immediately adjacent and to the rear of 1 Highgate Avenue. The demolition of the existing single detached house is requested by the owner of the property to expand the existing lot at 362 Spring Garden Avenue. The newly formed lot will be a through lot.

The application for the demolition has been circulated to Heritage Preservation Services, Public Health, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

The land is not subject to Toronto and Region Conservation Authority.

CONTACT

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Manager, Plan Review
North York District
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Email: natasha.zappulla@toronto.ca

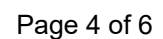
SIGNATURE

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

ATTACHMENT

Attachment 1: Site Plan of 1 Highgate Avenue
Attachment 2: Letter from MHBC Planning Urban Design & Landscape Architecture
dated January 17, 2018

612-Conf 1 EYS



Attachment 2: Letter from MHBC Planning Urban Design & Landscape Architecture dated January 17, 2018



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

January 17, 2018

Toronto Building
City of Toronto
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5B7

Dear Sir or Madame

**RE: DEMOLITION PERMIT APPLICATION FOR A RESIDENTIAL DWELLING
1 HIGHGATE AVENUE, TORONTO
OUR FILE: 18106A**

On behalf of our client Bernard (Bernie) Verbeeten, we are pleased to submit an application to demolish the existing vacant residential building. The proposed demolition should permit owner to make full use of his vacant lands municipally addressed as 1 Highgate Avenue (hereinafter the "subject lands").

In support of this application, please find enclosed the following:

- A copy of the completed Application for a Permit to Construct or Demolish;
- A copy of the completed Demolition Permit Application;
- A copy of the completed Municipal Road Damage Deposit Application with the associated fee to be deposited at a later date;
- A copy of the completed Infill Public Notice Declaration Form;
- A copy of the Survey completed by Speight, Van Nostrand & Gibson Limited dated July 31, 2018;
- A copy of the Owner's Acknowledgement of Demolition Control Conditions;
- A copy of the Arborist Report prepared by MHBC dated January 8th, 2019;
- A copy of an Application to Injure or Destroy Trees; and,
- A cheque in the amount of \$351.61 for the Application to Injure and Destroy Trees.

As noted above a Municipal Road Damage Deposit will be submitted to the City of Toronto. Further, an application to injure or destroy trees will be submitted to Urban Forestry.

230-7050 WESTON ROAD / WOODBRIDGE / ONTARIO / L4L 8G7 / T 905 761 5588 / F 905 761 5589 / WWW.MHBCPLAN.COM

PURPOSE OF THIS APPLICATION

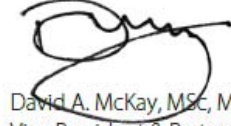
The purpose of this application is to facilitate the demolition of an existing vacant 1-storey residential building. The residential building has been vacant for a number of years and is in disrepair. Allowing the occupation of the existing building would be unsafe, due to the state of the building. As there are no current occupants, the removal of the vacant residential dwelling will not impact the overall housing stock of the City. No future buildings or residential dwellings will be erected in its place.

The owner currently owns and resides 362 Spring Garden Avenue, which is adjoined to the rear yard of 1 Highgate Avenue. The owner is proposing to demolish the existing building and use the lot as an extension of his own back yard.

If you have any questions, or require anything further, please do not hesitate to call.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'David A. McKay', written over the printed name.

David A. McKay, MSc, MCIP, RPP
Vice President & Partner

cc. *Bernard Verbeeten*