

Request to demolish the Residential Buildings at 11, 13, 15 and 19 Altamont Road

Date: September 13, 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 four existing two storey vacant single detached dwellings at 11, 13, 15 and 19 Altamont Road is being referred to the North York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, 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 11,13,15 and 19 Altamont Road, 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 October 27, 2017, the agent, acting for the owner of the property, submitted an application for the demolition of four existing two storey vacant single detached houses at 11, 13, 15 and 19 Altamont Road. A building permit application for a replacement dwelling has not been submitted.

In a letter dated October 26, 2017, the owner of the properties are requesting to demolish the four existing single detached houses as they "feel it will be both a safe and beneficial direction, to demolish, backfill, clean and grade the four properties for the neighbourhood."

The redevelopment is subject to a Site Plan application 16-271630 NNY 23 SA and Official Plan and Zoning amendment application 15-230963 NNY 23 OZ to permit a 32 unit townhouse development with one level of underground parking and a private common elements condominium road from Altamont Road to access the site.

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

Natasha Zappulla
Manager, Plan Review
North York District
T: (416) 395-7561
F: (416) 696-4173
Email: natasha.zappulla@toronto.ca

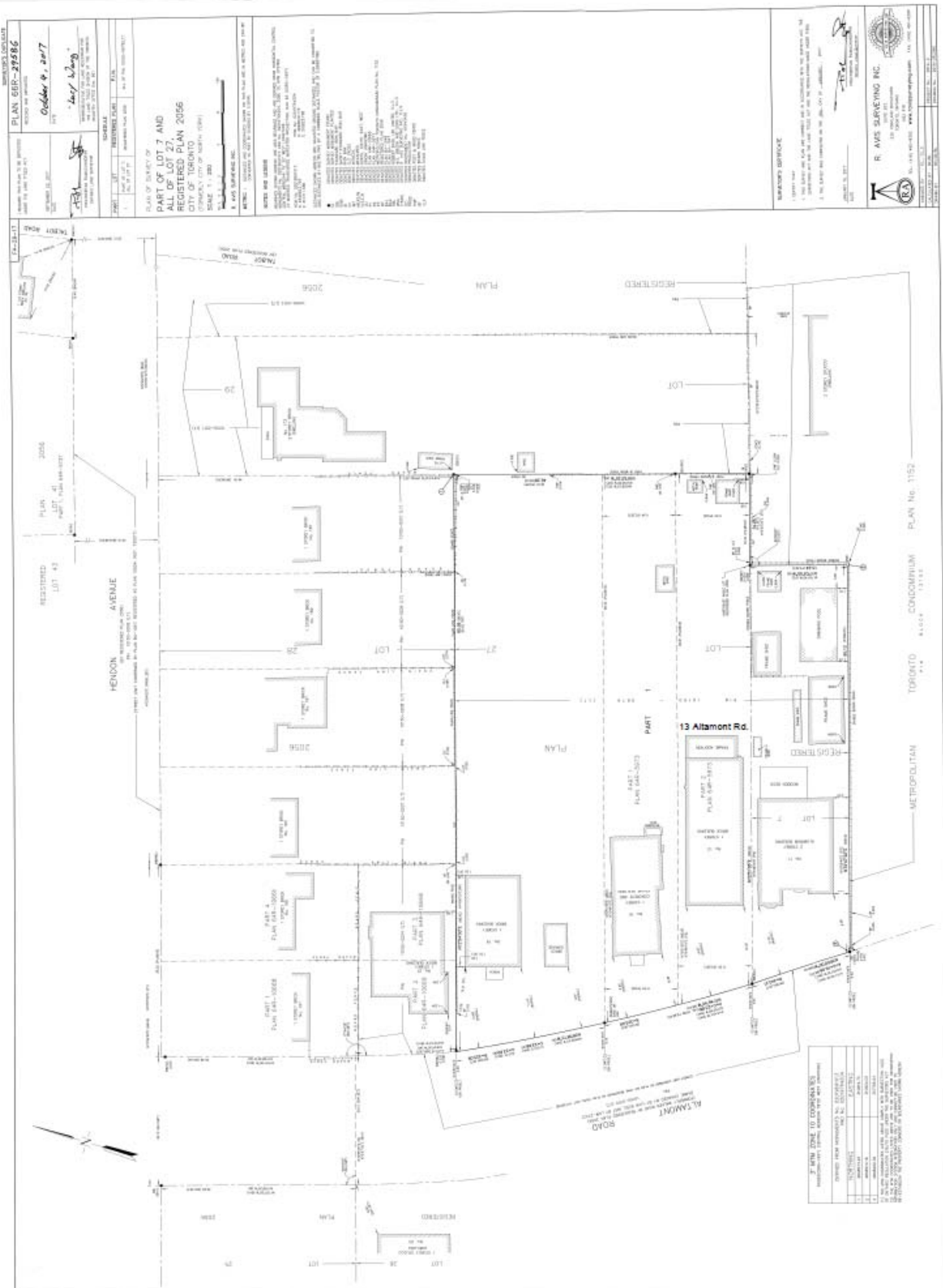
SIGNATURE

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

ATTACHMENT

Attachment 1: Site Plan of 11, 13, 15 and 19 Altamont Road
Attachment 2: Letter from Heathwood Homes (11 Altamont) Limited dated September 4, 2019
Attachment 3: Letter from Heathwood Homes (11 Altamont) Limited dated August 26, 2019
Attachment 4: Letter from Heathwood Homes (Altamont) Limited dated October 26, 2017

Attachment 1: Survey of 11, 13, 15 and 19 Altamont Road



Attachment 2:

Letter from Heathwood Homes (11 Altamont) Limited dated September 4, 2019



North York Community Council
5100 Yonge Street
North York, Ontario
M2N 5V7

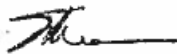
Attention: Natasha Zappulla

Re: Heathwood Homes (11 Altamont) Limited
File No. 16 271630 NNY 23 SA
Demolition of four SFD – 11, 13, 15, 19 Altamont Road

As a follow up to our letter dated August 26, 2019, we wish to inform you that a serious fire has occurred in one of our homes on Altamont Road on Monday, September 2. Fortunately, it appears no one was hurt but the fire was a 4-alarm blaze and was reported in all Toronto news media. You may want to read a report by Sherina Harris of the Toronto Star for a detailed description.

Again, we wish to reiterate that our demolition application for this property is an urgent matter. We need to remove these houses before another incident occurs and someone is injured or worse.

Sincerely



Sheldon Alspector

HEATHWOOD HOMES (11 ALTAMONT) LIMITED
Sheldon Alspector
Principal, & C.E.O. of Housing

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Attachment 3:
Letter from Heathwood Homes (11 Altamont) Limited dated August 26, 2019



August 26, 2019

North York Community Council
5100 Yonge Street
North York, Ontario
M2N 5V7

Attention: Natasha Zappulla

Re: Heathwood Homes (11 Altamont) Limited
File No. 16 271630 NNY 23 SA
Demolition of four SFD – 11, 13, 15, 19 Altamont Road

Heathwood Homes (11 Altamont) Limited is the owner of the four properties located at 11, 13, 15 and 19 Altamont Road.

We have received the NOAC for our Site Plan Application for this project and are proceeding with the completion of construction drawings. Building permit submission for 26 townhomes will be made in the near future and we will be starting construction once building permits are received and market conditions allow.

We are requesting Community Council approval for the demolition of these four houses in advance of building permit issuance due to neighbourhood health and safety concerns. We are having difficulty keeping vandals and squatters out of the houses and there is evidence of fire in one of the driveways, presumably for cooking or heat, also evidence of fire in one of the kitchen sinks.

These circumstances seem to dictate that we should demolish these houses as soon as possible, for the benefit and safety of the neighbourhood, before something tragic occurs. We respectfully request Council grant us demolition permits so that we may proceed.

We hope to gain Council approval at the next available Community Council meeting.

We look forward to hearing from you.

HEATHWOOD HOMES (11 ALTAMONT) LIMITED
Sheldon Alspector
Principal, & C.E.O. of Housing

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Attachment 4:
Letter from Heathwood Homes (Altamont) Limited dated October 26, 2017



October 26, 2017

North York Community Council
5100 Yonge Street
North York, Ontario
M2N 5V7

Attn: Natasha Zappulla

**Re: Heathwood Homes (Altamont) Limited
Demolition of four SFD - 11, 13, 15, 19 Altamont Road**

This letter is to inform you that we would like to apply for the demolition permit at this time for the four existing single family dwellings 11, 13, 15, 19, Altamont Road. Earlier this year the OMB approved in principal the zoning for a redevelopment of 26 townhouses with underground parking, basically the 32 unit plan we submitted in December 2016 but with the six unit building at the rear deleted. The site plan was resubmitted in October 2017 to the City to incorporate this change plus some other minor Site Plan adjustments. Following the City's review, the detailed zoning for the 26 units will be formally ratified by the OMB.

Although the Site Plan was not formally before the OMB, much of the discussion and review at the hearing was focused on Site Plan details. The revised 26 unit Site Plan has been resubmitted to the City based on the OMB decision and comments. The formal Site Plan and Agreement will be completed following the City's review with the zoning ratification.

Our intention now is to demolish the four dilapidated single detached homes as they are all vacant, have had the water service closed, the hydro electricity and natural gas cut off and all water meters, hydro meters and gas meters have all been removed and returned to the respected utility providers. We feel it will be both a safe and beneficial direction to demolish, backfill, clean and grade the four properties for the neighbourhood. We also intend to erect attractively designed hoarding along the front of the properties, this will convey a high level of dignity and professionalism to the streetscape.

Should you have any questions, please don't hesitate to call the undersigned.

Yours truly
Heathwood Homes (Altamont) Limited


Hugh Heron
President




www.heathwood.com
A Herity Company