

Residential Demolition Application - 219 Glengarry Avenue

Date: September 19, 2019
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 8 Eglinton - Lawrence

SUMMARY

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 residential building at 219 Glengarry 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

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 219 Glengarry 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

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

DECISION HISTORY

There is no history for this property.

COMMENTS

On August 9, 2019, Toronto Building received an application to demolish an existing three storey residential building at Glengarry Hill Avenue. In a letter dated August 29, 2019, the applicant indicated that the existing building is a vacant residential triplex. The subject lands, along with the lands known as 250 Lawrence Avenue West, were re-zoned for a 9 storey condominium building. The approved built-form requires the replacement of the storm sewers which must occur prior to the construction of the proposed building. A planning application has been made and is under review. A building permit application has not yet been made.

The application for the demolition of the residential building 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 219 Glengarry 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

Gene Lee, P.Eng,
Manager Plan Review,
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SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant



Thursday, August 29, 2019

Gene Lee, P. Eng.
Manager, Plan Review
Toronto Building
City of Toronto
North York Civic Centre, 1st Floor
5100 Yonge Street
Toronto, ON M2N 5V7

DELIVERED VIA EMAIL

Dear Mr. Lee,

Re: Demolition Application No. 19 203503 DEM 00 DM – 219 Glengarry Avenue

On behalf of Graywood 250 Limited Partnership ("Graywood"), I submit this letter in support of the Demolition Application for the vacant triplex apartment building located at 219 Glengarry Avenue, located on the south side of Glengarry Avenue, west of Elm Road.

The subject lands, along with the lands municipally known as 250 Lawrence Avenue West, were subject to a Rezoning and Official Plan Amendment application which was appealed to the Local Planning Appeal Tribunal. The appeal was allowed by LPAT in a Decision issued September 26, 2018, approving the redevelopment of the lands at 250 Lawrence Avenue West and 219 Glengarry Avenue to include a 9-storey mid-rise condominium building, POPS space, ravine lands, and parkland – the latter two to be dedicated to the City. The approved built-form requires the replacement of an existing storm sewer pipe below grade. The approved alignment of the replacement storm sewer pipe and the location of the new park to be conveyed to the City is on the triplex lands. The construction of the new pipe must occur prior to the construction of the mid-rise building, as the existing pipe to be replaced is located within the footprint of the LPAT approved building.



Graywood is actively working with City Staff on the Site Plan Approval process (Site Plan Application Number 16 183645 NNY 16 SA), with the most recent submission made in March 2019.

For the above reasons, I respectfully request Council approve the issuance of a demolition permit for the vacant triplex apartment.

Should you have any questions, please feel free to contact me at the phone number or email address below.

Regards,

Christine Chea
Development Manager
Graywood 250 Limited Partnership c/o Graywood Developments
(416) 599-1930 ext 238
cchea@graywoodgroup.com

Attachment 2