

Residential Demolition Application - 515 Glencairn Avenue

Date: June 25, 2020
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 6 “Demolition Control”, the application for the demolition of a residential building at 515 Glencairn 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 515 Glencairn Avenue and decide to:

1. Refuse the application to demolish the single family dwelling because there is no permit to replace the buildings on the site; or,
2. Approve the application to demolish the single family dwelling without any conditions; or
3. Approve the application to demolish the single family dwelling with the following conditions:

- a. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, 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 March 4, 2020, Toronto Building received an application to demolish an existing single family dwelling at 515 Glencairn Avenue.

The property is to be developed into a mixed use midrise development located at 2788 Bathurst Street. It will consist of a 9 storey tower, underground parking and townhouses. Review of the re-zoning application is in progress by Planning. No building permit application has yet been made. In an email dated June 15, 2020, the developer indicated that soil remediation will be required before the issuance of a building permit.

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 515 Glencairn 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

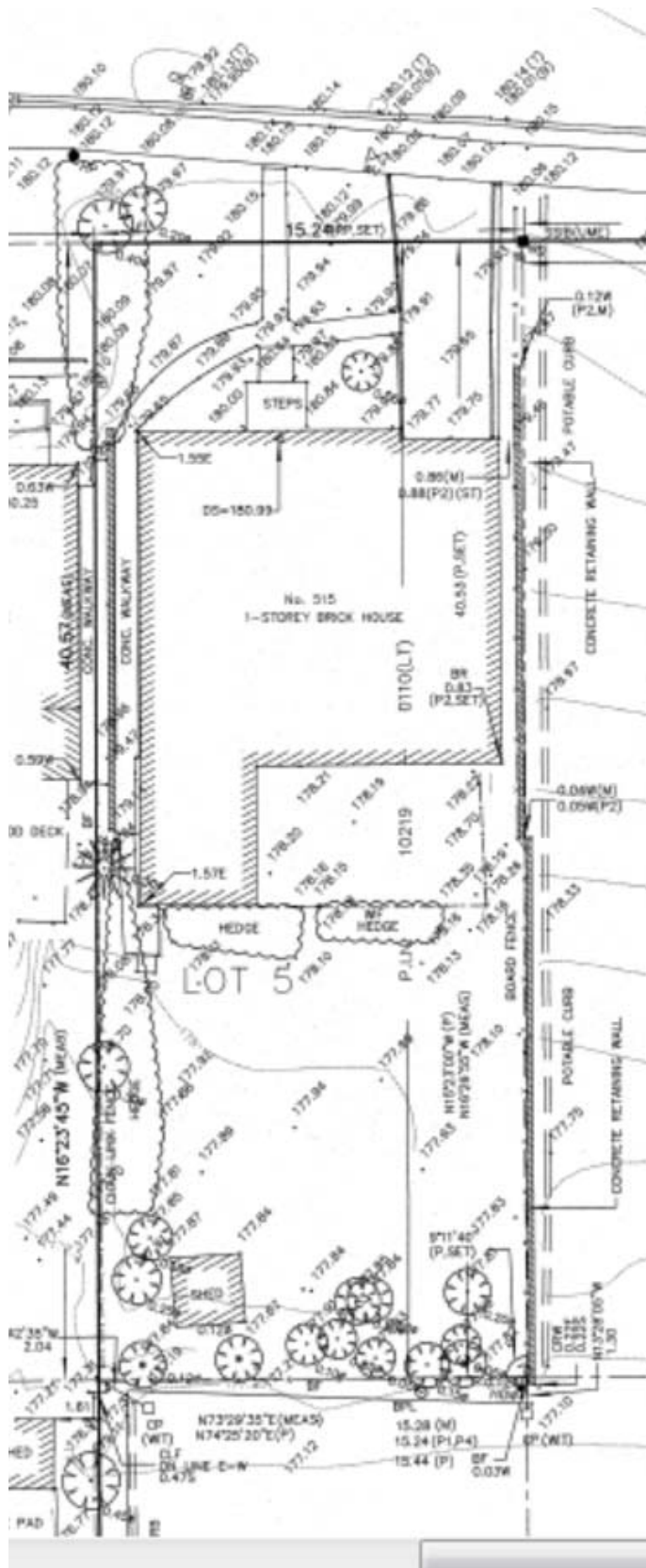
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SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Email from Applicant



Attachment 1



Mon 06/15/2020 1:50 PM

Lolita Parsalidis <LParsalidis@lanterradev.com>

515 Glencairn - Demo Permit Application No. 20 121845 DEM 00 BM

to ☒ Gene Lee; ☐ Orli Schwartz

Good afternoon Gene,

We understand the City cannot issue a demolition permit without issuing a corresponding replacement building permit. The property which is the subject of this demolition permit application is in conflict with the future park and development municipally known as 2788 Bathurst Street. Both of which require soil remediation and a subsequent Record of Site Condition to be filed and obtained. In addition we will need to install our shoring system [tiebacks in this area].

The Glenhill condo development [2788 Bathurst Street] will consist of a 9 storey residential condominium with ground floor commercial/retail, 3 levels of below grade parking, 3 town homes on the south block and a park that runs north and south at the west side of the site.

Accordingly, I am confirming we will need to move forward with Council Approval, for the demolition permit without replacement building permit issuance. With respect to the proposed future development, the site specific Zoning-By-Law File No. 18 153780 NNY 15 OZ.

Kindly confirm the above information is what you require to move this matter forward.

Thank you and I look forward to hearing from you.

Regards,

Lolita Parsalidis
Lanterra Developments
2811 Dufferin Street
Toronto, Ontario M6B 3R9

Attachment 2