

Residential Demolition Application - 163 Cameron Avenue

Date: August 4, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 18 Willowdale

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 single family dwelling at 163 Cameron 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 163 Cameron 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 July 9th, 2020, Toronto Building received an application to demolish an existing single family dwelling at 163 Cameron Avenue. A planning application proposal for a 49 storey mixed use building with 536 dwelling units and 5 storeys of commercial at floors 1 through 5; and 6 storeys of below grade parking. The Planning application (16-269431 NNY 23 SA) is for 4800 Yonge Street and currently under appeal at the OMB. A building permit application has not yet been made.

In a letter dated July 7, 2020, the owner, CHI-FAM holdings states the request for the demolition of 163 Cameron Avenue is so that the applicant can convey the Property to the City for parkland purposes, to satisfy a portion of the Parkland obligations for the property municipally known as 4800 Yonge Street. The ultimate owner of the property will be the City, and there will not be another structure constructed on the property.

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 163 Cameron 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

Dwayne Tapp
Manager Plan Review,
Tel: 416-395-7561;
E-mail: Dwayne.Tapp@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant



Attachment 2. Letter from Applicant

July 7, 2020

Rocco Nardi
Infrastructure and Development Services
Toronto Building – North York District
1st Fl., 5100 Yonge Street
North York, Ontario
M9N 1S9

Dear Mr. Nardi:

Re: Application for a Permit to Demolish
Subject Property: 163 Cameron Avenue, Toronto
Associated Site Plan Application No.: 16 269431 NNY 23 SA

We are the owners of the property municipally known as 163 Cameron Avenue, in the City of Toronto. (the "Subject Property"). We have filed the above-mentioned application to demolish the dwelling on the Subject Property. We understand that *Section 363-6.3 of the Municipal Code* prohibits the demolition of a residential property without an accompanying new building permit application, however the Subject Property will be dedicated to the City under *Section 42 of the Planning Act* to satisfy a portion of the Parkland obligations for the property municipally known as 4800 Yonge Street.

We have enclosed an email from the *Department of Parks, Forestry & Recreation*, which confirms that the land is intended to be dedicated for Parkland purposes (associated with the above-referenced Site Plan Application No.)

We trust that the above and enclosed are satisfactory and respectfully request that a Staff Report be written to Community Council recommending an exception to *Section 363-6.3 of the Municipal Code* that will allow the owner to demolish the dwelling on the Subject Property and the ultimate conveyance of the Subject Site as Parkland.

Yours truly,

CHI-FAM HOLDINGS LTD.



Jude Tersigni (Jul 2, 2020 13:19 EDT)

Per:
Jude Tersigni
Vice President, Planning and Development

Ends.