

Residential Demolition Application - 20 Patricia Avenue

Date: September 16, 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 20 Patricia Avenue is being referred to the North York Community Council for consideration 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 20 Patricia 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 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 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 September 4th, 2020, Toronto Building received an application to demolish an existing single family dwelling at 20 Patricia Avenue. No Planning applications have been made for redevelopment. A building permit application has not yet been made.

In a letter dated September 4th, 2020, the owner, Bruce Greenaway states the request for the demolition of 20 Patricia Avenue is for the following reason. The owner currently resides at 22 Patricia Avenue. The two properties were merged into one parcel upon purchase. Both houses are 1930's brick bungalows and "share" a standard 50' frontage (25' wide properties each, with a "shared driveway" between the two. On the newly purchased side stands, a small old (approx. 600sq/ft.) brick bungalow in dis-repair, unsalvageable in its present state due to decades of neglect by the previous owner whom passed away in March 2020. The owners intention is to take down the old structure at 20 Patricia Avenue and simply landscape that side to complete his property as one standard 50' wide lot, aesthetically aligning with the other standard 50' wide properties on the street and in the neighbourhood. 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 20 Patricia 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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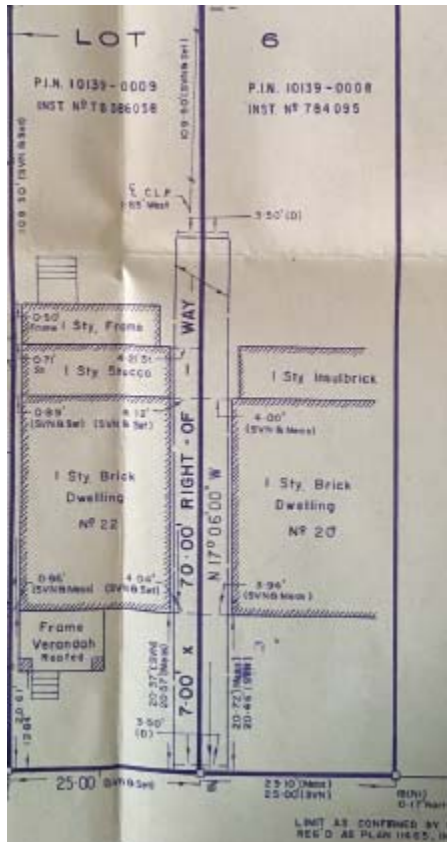
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Attachment 1 : Site Plan



Attachment 2. Letter from Applicant

Dear Mr. D. Tapp,

For your consideration regarding a Demolition Permit for 20 Patricia Ave, North York, just north of Drewery/Cummer & Yonge.

I've purchased the shared property (directly next door, east side) of my own property and I'm hoping to take the dwelling down and use that side as an extension of my yard, for 2 reasons;

the existing dwelling is in very rough shape, (too costly to repair)

my proximity to Yonge Street has me right in the crush zone for future condominium development. (see attached graphic).

QUICK OVERVIEW:

The two properties were merged (by law, by the City) into one address (my current address, #22) upon purchase. It's procedure when one owner ends up with two 'side-by-side' properties (I found out). Both houses are 1930's(?) brick bungalows and "share" a standard 50' frontage (25' wide properties each, with a "shared driveway" between the two - see elevation drawing attached).

On the newly purchased side stands a small old (approx. 600sq/ft) brick bungalow in dis-repair, unsalvageable in it's present state due to decades of neglect by the previous owner whom passed away in March 2020. My intention (if possible) is to take down that old structure and simply landscape that side to complete my property as one standard 50' wide lot, aesthetically aligning with the other standard 50' wide properties on the street and in the neighbourhood.

MY REQUEST TO DEMOLISH "WITHOUT" PLANS TO RE-BUILD EXPLAINED:

Due to the physical location of this property (just 2 houses in from Yonge St., and only 2 blocks north of Drewery/Cummer Ave.), it would not be prudent to "re-build" (or "renovate" the current structure to legal code) - far too costly and time consuming of an endeavor for the short amount of time before proposed neighbourhood re-development plans start to take place. It would take years to complete a newly built house, then years more to re-coup those costs by renting. Developers will be soon starting to make offers for "land purchases" on this block, making a new build, unfortunately a waste of time, money and resources.

Note: Kanes Funeral Home (2 blocks north) has been purchased and is ready for a new 16 story condo development. Also, new condo development signage is now up for the N/W corner of Homewood & Yonge (only 1 block north of me), so it can't be long before land purchases on Patricia Ave. will begin... again, this is why I would rather not go to the expense of "a new build", post demo.

The neighbour (at 16 Patricia) 100% endorses the vision, is fully co-operative and eager to help (so no drama on that side).

SOLUTION:

To obtain a demolition permit, have the current (dilapidated) structure taken down and turn that side of the property into an extension of my yard (green space), which will be more appealing than an abandon house sitting on the lot for the next 2(?) years.

To help share this vision, I've supplied my survey(s), along with a site elevation (before & after) to better illustrate the plan (see attached PDFs). I have also included the spec drawing from the City's website indicating the proposed re-development zone for the neighbourhood (you can plainly see Patricia Ave, and the large condo that will be constructed on this site indicated in yellow).

Also, side note, there will be no impact to forestry, in fact it will be enhanced with my plan as I will be planting a tree in its place.

If you need any clarification on anything, I can be reached at this email or by phone (416-512-2748) at your convenience.

Regards,

A handwritten signature in black ink, appearing to be 'BG' followed by a long horizontal line.

Bruce Greenaway