

**Ward 6**

City Hall, 100 Queen Street West  
2<sup>nd</sup> Floor, Suite A22  
Toronto, Ontario M5H 2N2

Tel: 416-392-1371  
Fax: 416-392-7299  
councillor\_pasternak@toronto.ca

**September 24, 2020**

**North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON M2N 5V7**

**Re: 3 & 5 Cadillac Dr. - Residential Demolition Request**

Dear Members,

On September 13th, 2020, someone broke into the vacant house at the address municipally known as 3 Cadillac Drive and fire broke out. Toronto Fire Services and Toronto Building inspectors surveyed the location after the blaze was put out and determined the structure to have been severely damaged by the flames.

The properties of 3 and 5 Cadillac Dr. have been vacant for a significant amount of time as they are part of active development application 19 228020 NNY 06 SA. Both houses are expected to be demolished once the current Site Plan application, which proposes to build a 12 bed hospice facility, is completed. Throughout time the applicant has boarded up and secured both vacant lots to prevent break-ins, squatting and further damages to the buildings. The applicant has also requested Toronto Hydro to disconnect both vacant houses from the electric grid to serve as a deterrent for individuals trying to get inside. This request has since been denied.

Unfortunately these measures were not enough to isolate the structures and the aforementioned fire broke out last weekend, posing a serious safety risk to the rest of the neighbourhood. Since the incident, the applicant and future developer for the site has then requested that both vacant houses at 3 and 5 Cadillac Drive are demolished as soon as possible, to avoid further dangerous scenarios.

**Recommendation:**

It is recommended that North York Community Council:

1. Direct Toronto Building staff to grant demolition permits for the properties known as 3 and 5 Cadillac Drive, before a building permit is needed, and under 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.

Sincerely

James Pasternak  
Councillor, Ward 6