

Residential Demolition Application - 111 Wenderly Drive and 746 and 748 Marlee Avenue

Date: October 19, 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 three residential buildings located at 111 Wenderly Drive and 746 and 748 Marlee Avenue are 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 111 Wenderly Drive and 746 and 748 Marlee 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 any 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 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 these properties.

COMMENTS

On August 18, 2020, Toronto Building received an application to demolish an existing single family dwelling at 111 Wenderly Drive and at 746 and 748 Marlee Avenue.

The applicant plans to construct a 6 storey condominium building on this site. The rezoning process is ongoing. Site plan application or permit application has not been made.

In a letter submitted to Toronto Building, the applicant indicated that the three houses are vacant and have been vandalized. Although boarded up, there are concerns about safety of squatters.

The application for the demolition of the residential buildings has been circulated to Urban Forestry and the Ward Councillor. The buildings are neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the properties are not on any potential list.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 111 Wenderly Drive and 746 and 748 Marlee Avenue are residential and the applicant has not received a permit to replace the buildings 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

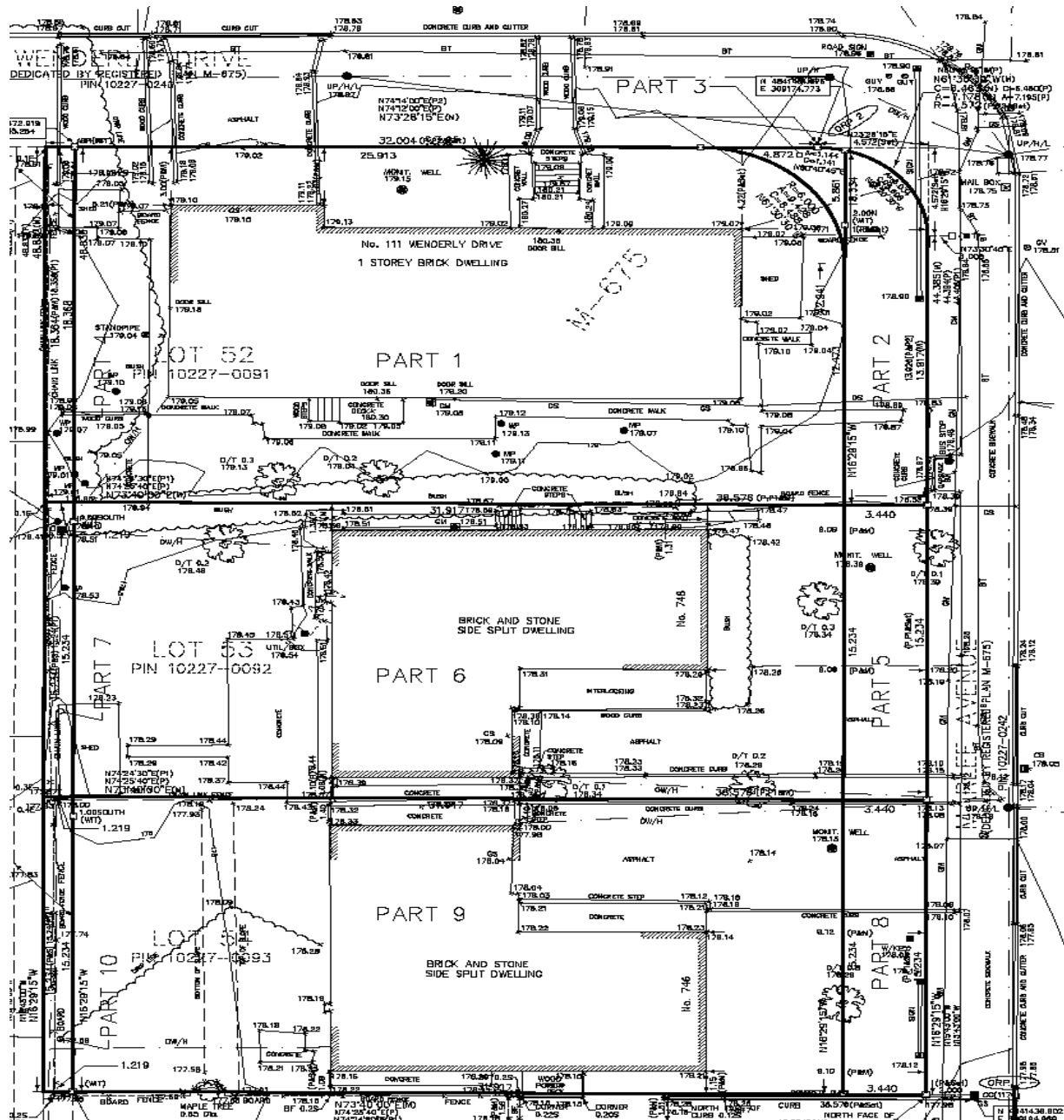
Gene Lee, P.Eng,
Manager Plan Review,
Tel: 416-395-7555; Fax: 416-696-4173
E-mail: gene.lee@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant



Attachment 1



T 647.499.1546
F 647.792.1092

595 Cityview Blvd, Unit 2
Woodbridge, ON L4H 3M7

kaleidocorp.ca

August 13, 2020

Toronto Building Department

To whom it May Concern,

We are requesting approval of the attached demolition permits without a building permit currently in place for the following reasons.

- 1) The three houses in question are vacant and have been vandalized.
- 2) Although boarded up, squatters have broken in and attempted to live there. This is a huge safety concern.
- 3) The site is an eyesore. Weeds are everywhere and garbage is being dumped on the site on a regular basis.

We would like to demolish the houses, clean up the site and put fencing around to protect the area while we prepare our site plan submission.

We hope you support us and approve the permits.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Dave Martino', with a long horizontal flourish extending to the right.

Dave Martino
President
Landmark-Wenderly Inc.

Attachment 2