

Residential Demolition Application - 2722 Bayview Avenue

Date: November 12, 2020
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 15 Don Valley West

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 2722 Bayview 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 2722 Bayview Avenue and decide to:

1. Refuse the application to demolish the single family dwelling because there is no permit to replace the building 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 a demolition permit application to demolish an existing single family dwelling at 2722 Bayview Avenue.

Weston Consulting requests the demolition of 2722 Bayview Avenue. A one storey, single family detached dwelling located south of Highway 401 and on the west side of Bayview Avenue. This property is currently unoccupied.

The demolition request is to facilitate future development in the site. The subject property has an Official Plan and Zoning By-Law Amendment approval for a proposed development consisting of 3 blocks of townhouses containing 20 dwelling units fronting onto Bayview Avenue and one single detached dwelling fronting onto Caldy Court. The proposal is currently going through Site Plan Approval and has received NOAC.

The subject 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 2722 Bayview 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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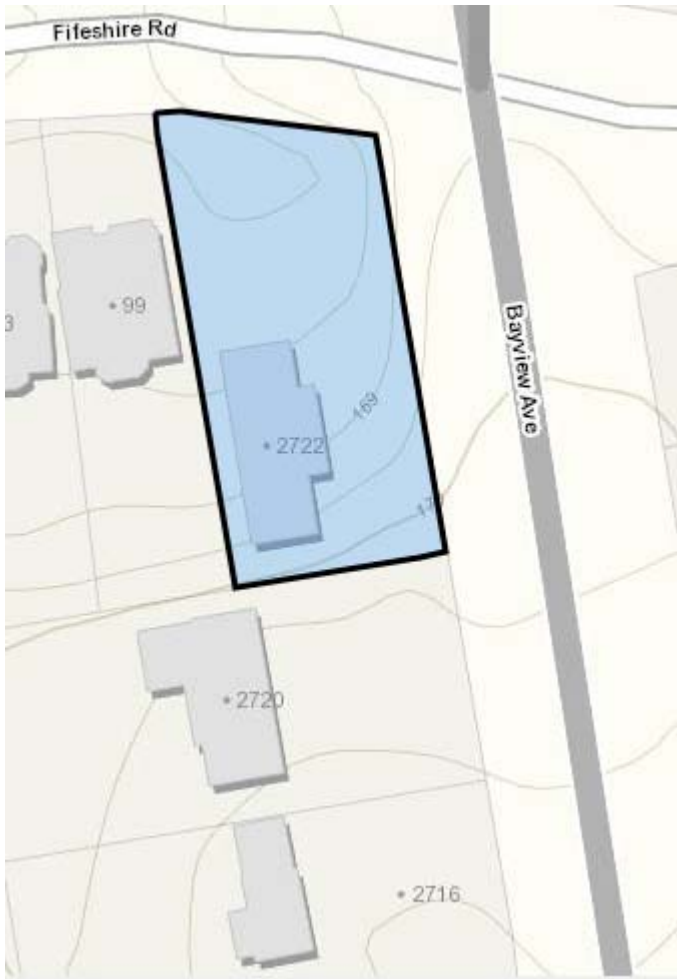
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Request letter

Attachment 1 : Site Plan



Attachment 2 Request Letter

Attn: Joanne Battaglia, Zoning Examiner

Dear Madam,

RE: Demolition Permit Approvals

2710 – 2722 Bayview Ave

We are the Planners for the owners of 2710 – 2722 Bayview Avenue. On behalf of the landowners, we would like to request that approval of the demolition permits for the subject properties be forwarded to the North York Community Council for their review and, hopefully, approval. The submitted permits are as follows:

- ☐ 18 169265 DEM 00 DM – 2720 Bayview Ave
- ☐ 18 169325 DEM 00 DM – 2722 Bayview Ave
- ☐ 18 169240 DEM 00 DM – 2710 Bayview Ave
- ☐ 18 169256 DEM 00 DM – 2716 Bayview Ave

The NOAC for site plan control Application No. 16 212893 NNY 25 SA was issued July 17, 2017 and has subsequently been extended until July 17, 2021. Final modifications to the site plan revision application are currently before staff and we anticipated completion of this application shortly.

We are requesting permission to demolish the single family dwellings on these lands to facilitate the development of a Zoning-approved medium density residential development. The buildings are in poor condition and have been subject of vandalism despite fencing around the site. Demolition of the structures at this time would also permit the landowners to move forward with grading and preparation of the parklands that are to be dedicated to the City.

Given the state of the buildings and the near-completion of the development application process, we believe this request is worthy of Community Councils support. If you have any questions or require additional information, please let us know and we'll be glad to assist.