

## **Residential Demolition Application - 248 High Park Avenue**

**Date:** December 9, 2019  
**To:** Toronto and East York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto Building  
**Wards:** Ward 4 Parkdale - High Park

### **SUMMARY**

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This staff report is about a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code, Ch. 363, Article 6 "Demolition Control," the application for the demolition of an existing detached house at 248 High Park Avenue (Application No. 19-252638 DEM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit has not been issued for a replacement building.

### **RECOMMENDATIONS**

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The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 248 High Park Avenue, and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:

- a) That construction fences 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 that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) That any holes on the property are backfilled with clean fill.

## **FINANCIAL IMPACT**

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There are no financial impacts.

## **DECISION HISTORY**

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There is no history for this property.

## **COMMENTS**

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On November 22, 2019, the agent, acting for the owner of the property, submitted an application for the demolition of an existing vacant detached house at 248 High Park Avenue. A building permit for the replacement building has not been issued.

The land at 248 High Park Ave together with the adjacent building located at 260 High Park Avenue, formerly High Park Alhambra Church and Designated by City Council November 9, 2017, are subject to redevelopment application for site plan approval, 16-118663 WET 13 SA, where the former place of worship would be retained and re-used as a new residential building with 70 residential dwelling units. Completing the building is an addition and a two level below grade parking facility containing 101 vehicular parking spaces consistent with the approval granted by Council under Site-Specific By-laws 1397-2017 and 1398-2017.

As the lands subject of the redevelopment include the designated building at 260 High Park Avenue, the request for demolition of the adjacent residential building has been circulated to Heritage Preservation Services for their consideration. This application has also been circulated to Urban Forestry Services and the local Councillor.

At the time of writing of this report, a request to modify the approval granted by council to permit changes to the built form has been submitted to the Committee of Adjustment (COA). This application is scheduled to be heard by the COA on December 11, 2019.

In a letter dated December 3, 2019, the owner advised that demolition of the existing vacant detached house for the purposes of developing the lands consistent with the approval granted by council. As a result of concern that the vacant condition of the dwelling is a target for vandalism, and trespass that poses a hazard to the community, the Owner has indicated that the demolition would permit the site to be cleared and secured where fencing would be erected and the site appropriately hoarded while the development approval process in the related COA application and site plan approval review is perfected.

The application for the demolition has been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

## **CONTACT**

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Tony D'Arpino, Manager, Plan Review, Toronto Building - Etobicoke York District;  
Tel.: (416) 394-8243; Fax: (416) 696-4710; email address:  
[tony.darpino@toronto.ca](mailto:tony.darpino@toronto.ca)

## **SIGNATURE**

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Kamal Gogna  
Director & Deputy Chief Building Official, Toronto Building  
Toronto and East York District

## **ATTACHMENT**

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Attachment 1: Letter from Owner  
Attachment 2: Survey of 248 High Park Avenue

Attachment 1: Letter from Owner

**TRAC DEVELOPMENTS INC. and 2486357 ONTARIO INC.  
c/o Medallion Capital Group**



December 3, 2019

City of Toronto,  
Building Department – East York office  
2 Civic Centre Court – 2<sup>nd</sup> Floor  
Toronto, Ontario M9C 5A3

Attention: Mr. Tony D'Arpino  
Manager, Plan Review

Re. 248-260 High Park Avenue, Toronto – BP Application No. 19 241854 BLD 00 NB – Request to demolish

I am the President of the above-noted companies, which hold title to the adjacent properties located at 248 High Park Avenue (2486357 Ontario) and 260 High Park Avenue (Trac Developments).

On behalf of these companies, we ask that Toronto and Etobicoke Community Council (having delegated authority from City Council to make a final decision) approve our demolition application for the residential dwelling located on 248 High Park Avenue without the benefit of a building permit for a replacement building on the Property.

**Context**

The lands are comprised of a single-family residential structure (248 High Park) and the Heritage designated former Alhambra High Park United Church (260 High Park). Together, the lands formed part of a 77-unit residential rezoning submission that was approved by Toronto Council on or about December 8, 2017.

Application for the full building permit to construct the 4-storey residential building, and re-purposed Heritage church, were submitted to the City's Etobicoke office on October 28, 2017, with the following references:

- 19 241854 BLD 00 NB – OBC, Fire Services, Structural
- 19 241854 HVA 00 MS – HVAC
- 19 241854 PLB 00 PS – Plumbing
- 19 241854 BLD 00 NB – New Building Permit, Applicable Laws & Fees.

**Rationale**

The properties have been vacant for over a year now, and despite additional security measures, they are a target for vandals, which pose a hazard to the community.

It is essential that the applicant(s) be allowed to commence demotion of the existing house on 248 High Park, for the following reasons:

1. As part of our demolition plan, the residential structure on 248 High Park will be razed, and the site will be backfilled to grade until the start of excavation for the combined site. During and after demolition, the Properties will be completely fenced. The demolition of the existing house will result in a safer condition than at present.

**Request**

In accordance with the City-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No. 1009-2006, enacted by City Council on September 27, 2006, under authority of the Planning Act, we hereby request Toronto and Etobicoke Community Council to approve 2486357 and Trac’s demolition application without the benefit of a building permit for replacement of building on the Property.

As evidenced by our building permit application, zoning variance hearing, and pending NOAC and Site Plan Approvals, the undersigned has demonstrated its commitment to carry forward the redevelopment and re-purposing of the combined Properties.

Accordingly, we ask that this demolition permit request be placed on the agenda of the earliest available Community Council meeting.

Thank you for your consideration. Should you require any additional information, feel free to contact me at [REDACTED]

Yours truly,

[REDACTED]



**PURPOSE OF THIS APPLICATION**

The purpose of this application is to facilitate the demolition of an existing vacant 1-storey residential building. The residential building has been vacant for a number of years and is in disrepair. Allowing the occupation of the existing building would be unsafe, due to the state of the building. As there are no current occupants, the removal of the vacant residential dwelling will not impact the overall housing stock of the City. No future buildings or residential dwellings will be erected in its place.

The owner currently owns and resides [REDACTED] which is adjoined to the rear yard of 1 Highgate Avenue. The owner is proposing to demolish the existing building and use the lot as an extension of his own back yard.

If you have any questions, or require anything further, please do not hesitate to call.

Yours truly,

**MHBC**

