

Residential Demolition Application - 241 Finch Avenue East

Date: January 20, 2021
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 241 Finch Avenue East 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 241 Finch Avenue East 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 April 29, 2019, Toronto Building received a demolition permit application to demolish an existing single family dwelling at 241 Finch Avenue East.

The Owner, Fortune 8 Real Estate Incorporated requests the demolition of 241 Finch Avenue East. A one storey, single family detached dwelling located East of Yonge street and on the south side of Finch Avenue East. This property is currently unoccupied. The servicing (water, gas and hydro) has been disconnected.

The demolition request is to facilitate future development in the site. The subject property currently has Planning applications in for a proposed townhouse building with 8 units. The development will require 2 single family dwellings to be demolished.

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 241 Finch Avenue East 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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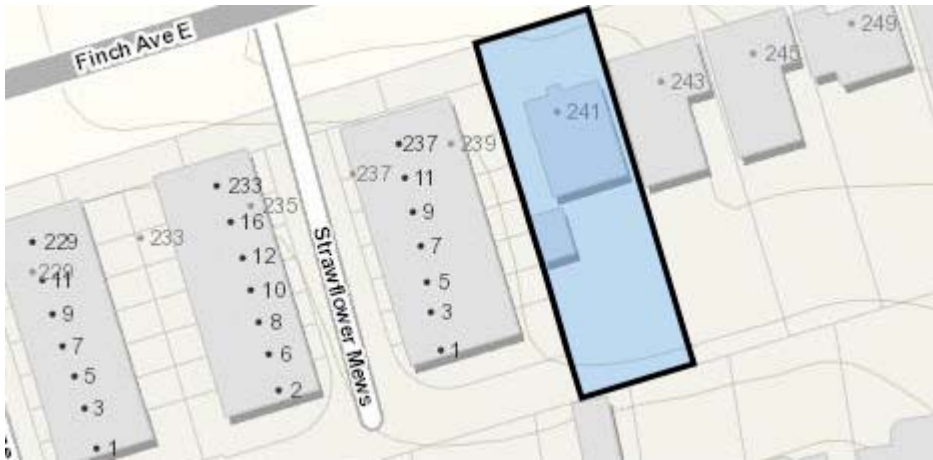
SIGNATURE

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

Fortune 8 Real Estate Inc.
Attn.: Yuanyuan An
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Dwayne Tapp BES, Manager, Plan Review
North District, Toronto Building
North York Civic Centre
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Toronto, ON M2N 5V7

**Re.: Demolition Permit Applications for 241 & 243 Finch Ave.
East**

Dear Mr. Tapp,

I, representing Fortune 8 Real Estate Inc., the owner of the properties at 241 & 243 Finch Ave. East, North York, am writing to you to confirm the reason of the demolition applications.

It is intended to redevelop two lots together with a townhouse building with 8 units. For the purpose, we have submitted ZBA (Zoning Bylaw Amendment) and SPA (Site Plan Approval) applications, file numbers: 18-250648 NNY 23 OZ & 18-250662 23 SA. Now, the applications are under review and expected to be approved this summer. To prepare the construction, we like to remove the existing buildings on the site.

Yours truly,


Yuanyuan An