

Residential Demolition Application - 2659 Bayview Avenue

Date: March 26, 2021
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 2655 Bayview Avenue is 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 2659 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 October 2nd, 2020, Toronto Building received a demolition permit application to demolish an existing single family dwelling at 2659 Bayview Avenue.

The owner Mosen Abbaszadegan requests the demolition of 2659 Bayview Avenue. A one storey, single family detached dwelling located south of Highway 401 and on the east side of Bayview Avenue. This dwelling is currently occupied.

The demolition request as well as the request for demolition at 2655 Bayview Avenue is to facilitate future development on the site. The subject property has a Site Plan Approval and Zoning By-Law Amendment approval from LPAT. The approved proposal is for two detached dwelling fronting on Old Colony Road and one block of town homes fronting Bayview Avenue.

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 2659 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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Manager Plan Review,
Toronto Building
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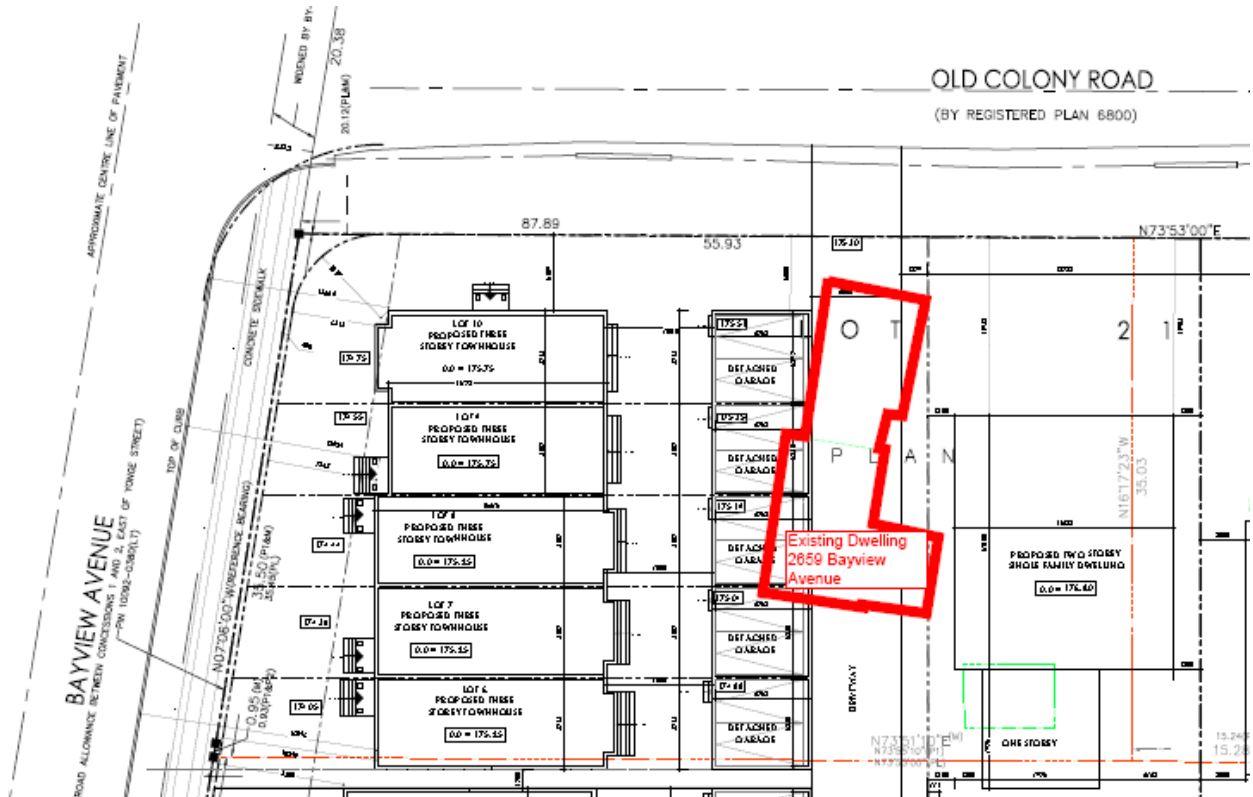
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Request letter

Attachment 1 : Site Plan



SEEB INC

March 1, 2021

Mr. Dwayne Tapp, Manager Plan Review
North District – Toronto Building
North York Civic Centre
5100 Yonge Street, 1st Floor
Toronto, Ontario
M2N 5V7

**Re: Residential Demolition – 20 202068 DEM 00 DM for 2655 Bayview Avenue
and 20 202082 DEM 00 DM for 2659 Bayview Avenue**

Our Planning Consultant, Goldberg Group, has obtained approvals through the planning process with respect to a Zoning By-law Amendment (13 282215 NNY 25 OZ), Site Plan Approval (13 282218 NNY 25 SA) and Committee of Adjustment applications (B0026/20NY, B0027/20NY and B0028/20NY) as it relates to the proposed development of the site for 2 single detached dwellings facing Old Colony Road and 1 block of townhouse units fronting onto Bayview Avenue.

The owners of the subject properties are as follows:

2655 Bayview Avenue – Ali Reza Shamsipour
2659 Bayview Avenue – Mohsen Abbaszadegan
15 Old Colony Road – Mansour Shamsipour

We are seeking permission to demolish the existing houses at 2655 and 2659 Bayview Avenue in advance of a Building Permit having been issued. It is our understanding that North York Community Council will need to consider this item for the City to issue the requested demolition application.

The requested demolitions will permit the ultimate lot configuration to be recognized with no encroachments of existing dwellings. Currently, the dwelling at 2655 Bayview Avenue is located at the rear of the property. As identified on the attached site plan, this dwelling is currently situated in a manner that traverses all three of the new lots being created. The eastern most portion of the dwelling encroaches onto the new lot configuration for 15 Old Colony Road, while the western most portion extends onto the future townhouse block.

Similarly, the existing dwelling unit on 2659 Bayview Avenue extends easterly onto the adjacent proposed single detached lot while most of the existing unit is located on the proposed townhouse block. The purpose of the demolition application is to allow for the 2 existing residences to be demolished so the final lot configuration can be registered and to allow the single detached lots to be developed separately from the townhouse block.

Email: info@tousgroup.com

With respect to planning applications, the Zoning has been approved on the subject site through LPAT Order of November 3, 2020 resulting in By-laws 978-2020 and 979-2020. In addition to the approved zoning, the LPAT Order also granted final site plan approval to the proposed development. More recently, the Committee of Adjustment approved applications B0026/20 NY, B0027/20NY and B0028/20NY January 28, 2021. No appeals have been received and we are currently in the process of clearing the conditions to allow the registration of the 2 single detached lots and the townhouse block as separate parcels.

The dwelling at 2655 Bayview Avenue is currently vacant while the dwelling at 2659 Bayview Avenue is currently occupied by a temporary tenant. No service and/or utility disconnections have taken place.

Should you have any questions or require additional information, please contact me. We would ask that a report proceed to North York Community Council for consideration of the Demolition Permits for the removal of the existing residences at 2655 and 2659 Bayview Avenue at the earliest possible opportunity.

Yours very truly,

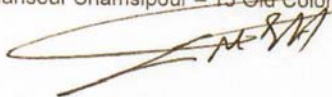
Ali Reza Shamsipour – 2655 Bayview Avenue



Mohsen Abbaszadegary – 2659 Bayview Avenue



Mansour Shamsipour – 15 Old Colony Road



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