

Re-opening Item NY19.13: Residential Demolition Application -11 Pleasant Avenue

Date: June 3, 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 6 "Demolition Control", the application for the demolition of a single family dwelling at 11 Pleasant 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 11 Pleasant Avenue and decide to:

1. Re-open Item NY19.13, titled, "Residential Demolition Application – 11 Pleasant Avenue", amended by North York Community Council on November 4, 2020.
2. Refuse the application to demolish the single family dwellings because there is no permit to replace the buildings on the site; or,
3. Approve the application to demolish the single family dwellings without conditions; or

4. 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 489; 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

An application for demolition was refused at NYCC in November 2020 for 11 Pleasant Avenue.

COMMENTS

On August 26th, 2020, Toronto Building received a demolition permit application to demolish an existing single family dwelling at 11 Pleasant Avenue.

Sorbera Group of Companies requests the demolition of 11 Pleasant Avenue. A one storey, single family detached dwelling located south of Steeles Ave West and West of Yonge Street. This dwelling is vacant. Utilities are connected pending a demolition approval.

The demolition request is to facilitate a sales office for future development on the site and minimise safety issues with a vacant dwelling. The subject property has an Official Plan and Zoning By Law Amendment application for a proposal of a mid-rise mixed use building that comprises an entire block along Yonge Street between Pleasant Avenue and Goulding Avenue. The proposed building would have 521 residential units and 312 parking spaces within a two level underground parking garage. The proposal includes 1562.86 square metres of non-residential gross floor area.

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 11 Pleasant 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 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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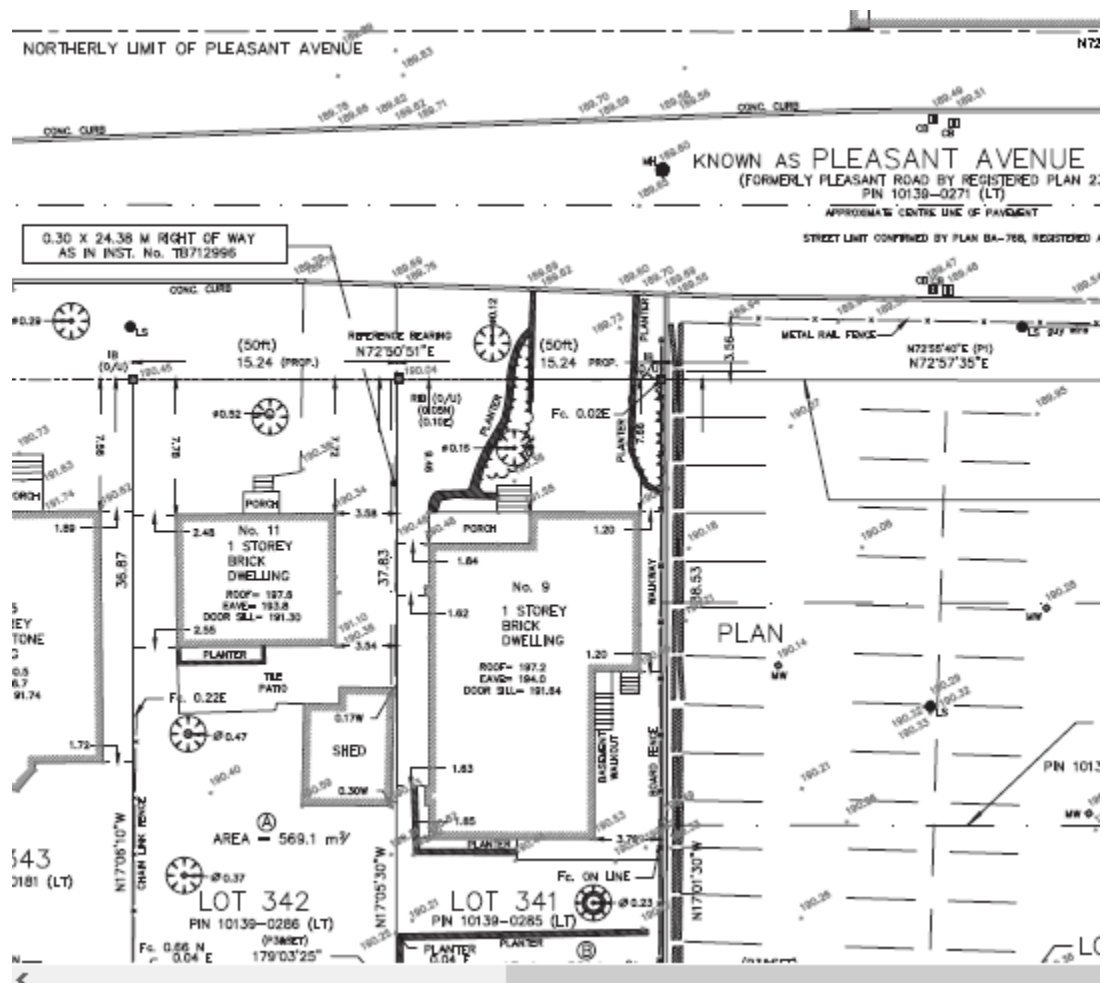
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Request letter

Attachment 1 : Site Plan





Sept 23rd, 2020

North District - Toronto Building
5100 Yonge Street, 1st floor
Toronto, Ontario
M2N 5V7

Re: 11 Pleasant Avenue, Toronto
PIN: 10139-0286 (LT)
Application Number: 19 243755 NNY 18 OZ and 19 243760 NNY 18 SA
Request for Demolition Permit
Ward 18 – Willowdale

I am writing on behalf of 6150 Yonge G.P. Inc., 2685190 Ontario Inc., and 2685191 Ontario Inc., owners of the property municipally known as 11 Pleasant Avenue, which is generally located on the west side of Yonge Street and south of Steeles Avenue. The aforementioned property, along with the municipal addresses of 6150-6160 Yonge Street, 9 Pleasant Avenue and 18 Goulding Avenue, are subject to an Application to amend the Official Plan and Zoning By-law and Application for Site Plan Control to permit a 14-storey mixed-use building fronting onto Yonge Street. The Applications have been deemed complete as of October 31, 2019 and have been processed by Staff. Comments have been received.

11 Pleasant Avenue is occupied by a 1-storey cape-cod style single detached dwelling with a large dormer and detached garage in the rear of the property. The property is vacant and utilities are connected. It is expected that utilities shall be disconnected as a condition after community council approval.

We are requesting a demolition permit for the property to facilitate the development of a 14-storey mixed-use building with a total height of 45.7 metres (54.5 metres to mech.), 521 dwelling units, 848 square metres of retail space on the ground floor and 312 parking spaces located within 2 underground garage levels (the "proposal"). The proposal will have a total gross floor area of 42,681 square metres, resulting in a density of 5.55 times the area of the lot.

A demolition permit has been applied for to clean the site area for a sales office as well as the preventative safety as vacant homes are subject squatting.

Should you have any questions please do not hesitate to contact me at vhang@sorbara.com or by phone at 905-850-6154 ext. 292.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Nunes", with a long horizontal line extending to the right.

Kevin Nunes
Development Manager

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