

Residential Demolition Application - 414 Kenneth Avenue

Date: August 13, 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 414 Kenneth 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 414 Kenneth 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 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

There is no history for this property.

COMMENTS

On April 6, 2021, Toronto Building received a demolition permit application to demolish an existing single family dwelling at 414 Kenneth Avenue.

Hilife Builders on behalf of the owner Dr. Jeffery Steinberg requests the demolition of 414 Kenneth Avenue. A one storey, single family detached dwelling located south of Finch Avenue East and west of Yonge Street. This property is currently unoccupied. The owner has indicated that property has been vacant for more than 6 years and unsafe due to mold infestation.

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 414 Kenneth 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

Dwayne Tapp
Manager Plan Review,
Toronto Building
Tel: 416-395-7561;
E-mail: Dwayne.Tapp@toronto.ca

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

July 13, 2021

Re: Demolition Permit – 414 Kenneth Ave. Toronto

Dear Mr. Tapp,

As per your request, I am writing you this letter on behalf of our client Dr. Jeffery Steinberg the owner of the subject property.

The property has been vacant for more than 6 years and is deemed to be unsafe and uninhabitable due to mold infestation. In its current state, the property has become an eyesore for the neighborhood and a paradise for wildlife.

We have accessed future development opportunities with Dr. Steinburg.

The obvious option is to build a single residential home. However, given the location of the lot being surrounded by Condo-townhouses and Highrise buildings, this choice can be very risky.

Dr. Steinburg also owns the home next door, 416 Kenneth Ave. We have advised him to try and purchase the house next door (the only remaining home, corner of Byng and Kenneth).

If successful, this lot assembly could potentially permit him to construct townhouses, which happens to be a more appropriate development given the existing neighbouring properties.

Due to the amount of time, it will take to go through the process of such undertaking, Dr. Steinburg wishes to demolish the subject property to reduce his liability.

I trust this letter is to your satisfaction.

Yours truly,

Paul Jaypour

Hilife Builders Corporation