

Non-Residential/Residential Demolition Application - 72 Ashdale Avenue

Date: April 26, 2021
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 14 (Toronto Danforth)

SUMMARY

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 a fire-damaged two 2 storey semi-detached dwelling located on the land municipally known 72 Ashdale Avenue (Application Nos. 21 135163 DEM 00) 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 replacement building permits have not been applied for.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District requests that the Toronto and East York Community Council give consideration to the demolition applications and decide to:

1. Refuse the application to demolish the vacant residential dwelling unit because the building will no longer be used for the same use; or
2. Approve the application to demolish these buildings without any conditions; or
3. Approve the application to demolish these buildings 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 any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On April 1, 2021, applications were submitted by the applicant to demolish the semi-detached residence at 72 Ashdale Avenue.

On April 4, 2018, a fire broke out at the neighbouring semi-detached dwelling located at 74 Ashdale Avenue. As a result of the fire, 74 Ashdale Avenue was demolished to the ground level. The partial demolition of 72 Ashdale Avenue commenced later in December 2018, being completed to the ground floor in January 2019. Over the course of the last couple of years, both owners have not been able to come to an agreement on the re-build strategy. The property owner is in the process of withdrawing the permit applications to re-build the semi-detached dwelling as a result of a recent action to sell the property. The owner of 72 Ashdale Avenue is requesting the demolition permit be issued to carry out the remaining portion of the building demolition in anticipation of the property sale. It must be noted that recommendations of the ROAR ENG. engineering report received August 20, 2018, advised the property should be demolished. This report is attached to the Toronto Building order file to remedy an unsafe building (OTRUB – 18 138404 FDA 00 VI) created in response to the fire. The order has been complied with by the partial demolition being completed.

The existing building 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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SIGNATURE

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

ATTACHMENTS

1. Letter from owner's agent
2. Site Photograph

Attachment 1: Letter from owner's agent

ARK DESIGN CONCEPTS

April 8, 2021

Paula Fletcher
Councillor, Toronto-Danforth (Ward 14)
100 Queen Street West, Suite C44
Toronto, Ontario M5H 2N2

Dear Councillor,

Re: - 72 Ashdale Avenue, Toronto

This letter is to request Toronto City Council to permit a vacant lot at 72 Ashdale Avenue, Toronto.

The structure was a 2-storey semi-detached single family dwelling. The house foundation along with the first floor joists are all that remains of the principal dwelling along with a detached garage at the rear west side of the property.

The above noted property has been vacant since 2018 as a result of a fire that occurred on March 4, 2018, which started next door at 74 Ashdale Avenue. Subsequent to the fire, the property was cited for Unsafe Conditions and Orders to Remedy issued by the Building Inspector. The property owners' insurance company hired ROAR Engineering to perform a structural engineering assessment and recommendation as outlined in the attached engineering report dated August 20, 2018.

Since then, the property has been vacant and so has the property next door. The application for building permit has been delayed and complicated by a lack of co-operation by the next door neighbor to commit to a parallel permit application to maintain the semi-detached status of both lots. Without a permit application being filed for 74 Ashdale Avenue, the application for 72 Ashdale Avenue is deemed a detached dwelling.

The property owners have recently decided to withdraw and close the building permit application file as the property has been sold as-is. Consequently, the demolition permit resulting in a vacant lot with a detached garage will require Council approval.

We would appreciate Toronto City Council's consideration and approval in this matter.

Yours truly,

Attachment 2: Site Photograph 72/74 Ashdale Ave. Toronto Building

