

**Residential Demolition Application – 72 Ashdale Avenue**

**Date:** August 18, 2021 (Amended September 8, 2021)  
**To:** Toronto and East York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto Building  
**Wards:** Ward 14 (Toronto Danforth)

**SUMMARY**

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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 storey semi-detached dwelling located on the land municipally known 72 Ashdale Avenue (Application No. 21 135563 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.

The purpose of this report is to respond to the Toronto and East York Community Council's direction to defer consideration of this application for demolition at 72 Ashdale Avenue and that the Executive Chief Building Official, in consultation with the Executive Director, Housing Secretariat, report back to the September 9, 2021 meeting of the Toronto and East York Community Council on considering ways in which they can support co-ops with development or building permit applications.

**RECOMMENDATIONS**

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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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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On June 24, 2021, the Toronto and East York Community Council deferred consideration of item TE26.23 until its September 9, 2021 meeting.

[Agenda Item History - 2021.TE26.23 \(toronto.ca\)](#)

At its meeting of September 30, October 1 and October 2, 2020, City Council adopted Item No. PH16.5, "Improving Outcomes for Toronto Residents through Implementation of HousingTO 2020-2030" as the accountability framework to monitor the City's progress towards delivering on the actions identified in the HousingTO 2020-2030 Action Plan over the next 10 years. City Council further directed the development of a pilot affordable housing concierge/prioritizing stream to expedite the application and development review process as part of the Concept 2 Keys project.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH16.5>

## **COMMENTS**

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### **EXISTING CITY RESOURCES – C2K**

The Concept 2 Keys (C2K) program, led by the Chief Operating Officer, Development, is transforming, enhancing and improving how the City delivers effective and coordinated development review services. The objective is to design and build a development review process that is consistent, transparent, collaborative and accountable across City staff and applicants.

Beginning in January 2021, C2K introduced dedicated review teams to expedite affordable housing approvals to meet one of the City's key strategic priorities, *Maintain and create housing that is affordable*, and to support the implementation of HousingTO 2020-2030 Action Plan. With the support of the Housing Secretariat, a prioritization tool was developed to identify and evaluate development applications containing affordable housing based on the following criteria outlined in PH24.4:

- Number of units at or below 100% Average Market Rent (AMR);
- Depth of affordability (projects with rents lower than 100% AMR);
- Length of affordability (the number of years that rental units will be maintained as affordable);
- Number of affordable units that will be allocated to priority populations, as identified in the HousingTO 2020-30 Action Plan; and
- Projects with government investment in the form of land, or approved capital or operating funding.

Housing Secretariat and C2K program staff meet regularly to evaluate development applications to be included in the expedited affordable housing review stream based on the defined prioritization criteria, the readiness of the applicants, and the capacity of the dedicated review teams to manage and expedite review of applications.

Smaller projects, such as 72 Ashdale Avenue, have not been prioritized for inclusion in the expedited affordable housing review stream.

### **HOUSING SECRETARIAT**

Staff support of new affordable housing stock by working closely with the not-for-profit housing and co-operative housing sectors to build capacity and create opportunities to access land, funding, and expertise to expand this important part of the housing spectrum. These objectives are described in detail in the City's HousingTO 2020-2030 Housing Action Plan.

In addition to these actions, the Housing Secretariat leads the City's annual Open Door Affordable Rental Housing Call for Applications, which enables the creation of new affordable rental housing through:

- Capital funding
- Waiving: development charges; building permit fees, planning application and parkland dedication fees; and providing property tax exemptions for the term of affordability
- fast-tracking planning approvals

Protection of existing affordable housing stock from demolition/conversion spans the purview of several City Divisions. Formation of a working group or task team with multi-divisional representation (i.e. Toronto Building, City Planning, Shelter Support and Housing Administration, and the Housing Secretariat) would identify and assess planning, demolition/construction applications related to affordable housing.

Development of a shared database linked to application software to capture addresses meeting affordable housing criteria would be essential for this endeavour. Application addresses identified through screening against the database would be flagged at application intake for review and action by the task team.

### **TORONTO BUILDING**

Building permit applications are currently screened to determine whether buildings containing 6 or more residential units are slated for demolition, alteration, or use conversion, in regards to Chapter 667 of the Municipal Code. Currently, there is no

specific vehicle to capture and evaluate smaller projects, those of 5 units or less, as it relates to affordable housing, including co-operative housing.

Toronto Building currently offers forms of support that can be utilized by, and tailored in regards to, smaller scale affordable housing developments:

1. Advise them of the permitting requirements, specifically through the Building Consultant role in Customer Service;
2. Engagement of the Co-op management group to advise them of the resources available to them regarding permits (i.e, professional organizations, City Website, 311, Customer Service line, etc.);
3. Provision of links to the TB website which lists requirements for permits;
4. Facilitate a pre-application meeting to advise on building permit application requirements, potential impacts of the zoning bylaw and other applicable law;
5. Provide a communication document to the CO-OP board to generally outline the services available, should they ever need to obtain building permits.

Small projects identified as meeting affordable housing criteria, such as 72 Ashdale Avenue, may be offered preliminary meetings with Toronto Building where staff would assist project applications by providing navigation the regulatory streams related to satisfying applicable law (including internal divisional clearances) and Building Code compliance. This process may also provide early identification of hurdles affecting the application and provide clear direction on compliance matters.

When applications are identified, notification of the application to the interdivisional task team would initiate mobilization of the task team purposed with providing information to the applicant respecting internal and external resources that could benefit forward motion of the application and project completion.

Furthermore, Toronto Building is currently undergoing a Program Review, with a consideration to create functional based teams within the division. One possible team would be dedicated to projects identified as being of high Municipal significance. Affordable housing, including co-operative housing, may fall under this preview, and could work in tandem with the aforementioned interdivisional task team.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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