

Residential Demolition Applications – 464 and 466-468 Winona Drive

Date: November 2, 2021
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 12 (Toronto-St. Paul's)

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 two existing 2-storey dwellings at 464 and 466-468 Winona Drive. (Application Nos. 20 146375 DEM 00 DM and 20 147178 DEM 00 DM) 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 a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 464 and 466-468 Winona Drive, and decide to:

1. Refuse the applications to demolish the two 2-storey dwellings because there is no permit to replace the building on the site at this time; or
2. Approve the applications to demolish the two 2-storey dwellings without any conditions; or

3. Approve the applications to demolish the two 2-storey dwellings 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 sod be laid on the site and that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and
- d) 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 May 19 and May 21, 2021, two demolition permit applications were submitted by the applicant, on behalf of the owner to demolish two existing 2-storey dwellings at 464 and 466-468 Winona Drive. A building permit for the replacement buildings has been applied for and is ready for issuance pending the payment of development charges. In a letter dated October 29, 2021, the owner indicated that they seek to demolish the buildings to mitigate hazardous and safety concerns at the property site.

The applicant submitted a letter requesting that demolition permits be issued without a replacement building permit to mitigate hazardous and safety concerns at the property site.

The existing houses are not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Matthew Eichfuss-Clarke, Manager, Plan Review, Toronto and East York District
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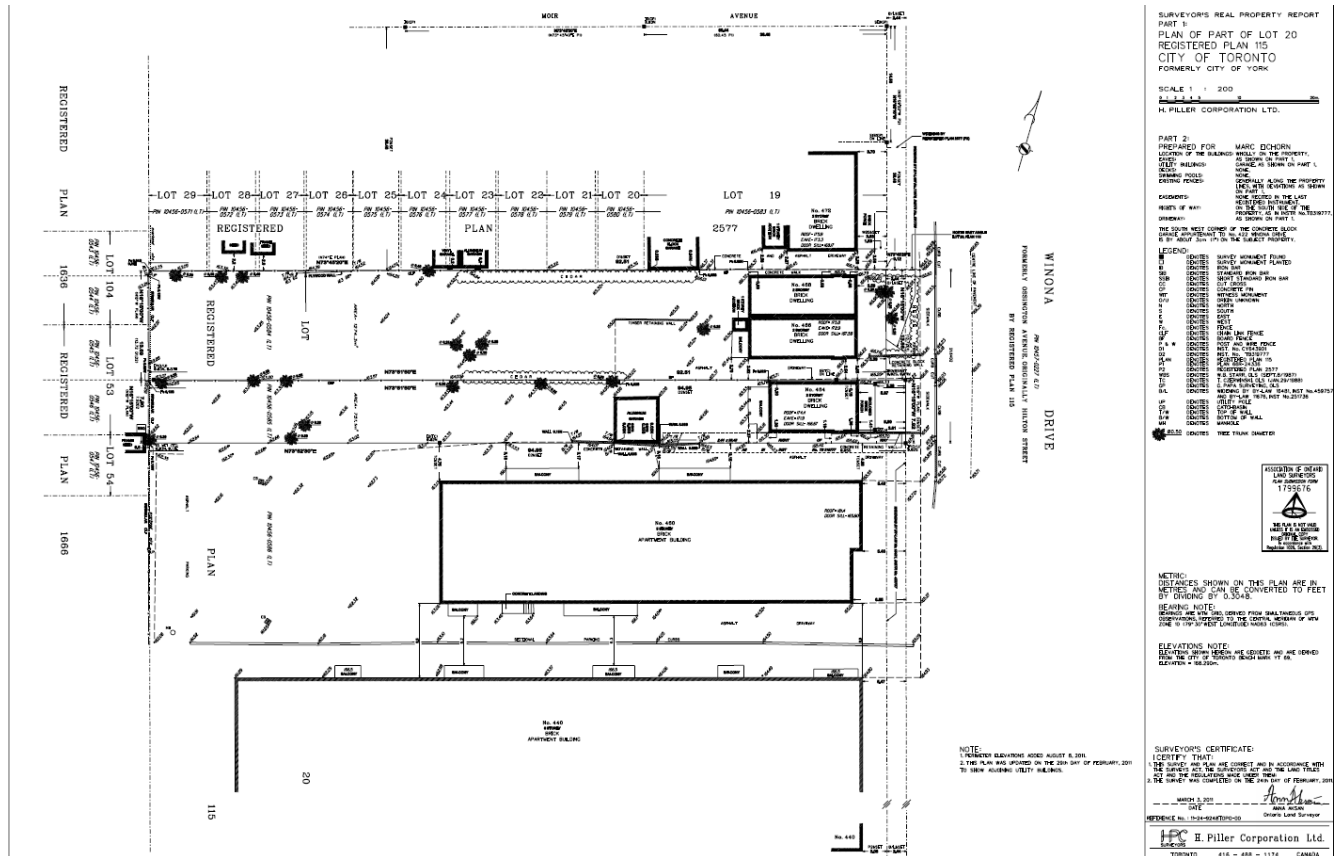
SIGNATURE

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

ATTACHMENTS

1. Demolition Site Plan
2. Letter from Applicant

1. Demolition Site Plan



2. Letter from Applicant

To: Matthew Eichfuss-Clarke
Manager Plan Review
Toronto Building, Toronto & East York District
16th floor, East Tower
100 Queen St. W., Toronto
M5H 2N2
416-396-8225

October 29, 2021

Dear Matthew,

I am the owner and developer of the properties at 464 and 466-468 Winona Dr, Toronto ON M6C3T7 located in Ward 12 - Toronto-St. Paul's.

It has been a challenging past two years since we applied for all of the permits regarding the development of the 16 Townhomes in the location according to the site plan. After the incredibly unusual slow processing (excused by COVID-19), we were finally able to achieve the approval of all the permits. The New Building Permit was approved and closed in August 2021. Immediately after, we made all the NOAC payments and got the Site Plan Approval. However, while hoping to start the construction in the remainder of the season, in order to reach to the roofing stage before the snowfall, It came to us as a shock when receiving an email for "the Building Permit issuance" pending for the FULL payment of DCs.

While the construction lender required the Permits at hand to release the first draw for the DCs, we requested a deferral from the Councillor which was unfortunately denied. Had it been accepted, the DCs would have been paid in full a couple of months ago and we could have been in the middle of construction by now.

Now that we are in the process of preparing the Development Charges, and despite our strict bordering of the vacant properties by the secure hoarding, trespassers occasionally get into that **hazardous buildings**. There is No better way to refrain from their access to the properties, no matter how secure we close the hoarding, they open it.

Considering the demeanour of the vagrant, and the density and demographic of the neighbourhood, there is a **great risk of tragic Incidences** in the properties. The best practical action to prevent any unfortunate event is demolishing the properties while we are in the process of preparing to start construction.

It is now too late to plan for excavation and the construction of the foundation. Therefore, all the required financial and contractual measurements are being taken in order to commence the construction in early Spring 2022. There is no outstanding requirement for the issuance of the permits other than the payment of Development Charges and Levies.

Kind Regards,