

Residential Demolition Application – 51 Drewry Avenue and 8, 10, 12, 14, 16, 18, 20, 9, 11, 15, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 Inez Court

Date: May 3, 2022
To: City Council
From: Chief Building Official and Executive Director, Toronto Building, and Chief Planner and Executive Director, City Planning
Wards: Ward 18 (Willowdale)

Building Application Nos. 2022 134964 DEM 00 DM (51 Drewry Avenue), 2022 134889 DEM 00 DM (8 Inez Court), 2022 134908 DEM 00 DM (10 Inez Court), 2022 134912 DEM 00 DM (12 Inez Court), 2022 134916 DEM 00 DM (14 Inez Court), 2022 134922 DEM 00 DM (16 Inez Court), 2022 134925 DEM 00 DM (18 Inez Court), 2022 134928 DEM 00 DM (20 Inez Court), 2022 134935 DEM 00 DM (9 Inez Court), 2022 134936 DEM 00 DM (11 Inez Court), 2022 134937 DEM 00 DM (15 Inez Court), 2022 134939 DEM 00 DM (17 Inez Court), 2022 134942 DEM 00 DM (19 Inez Court), 2022 134945 DEM 00 DM (21 Inez Court), 2022 134947 DEM 00 DM (22 Inez Court), 2022 134950 DEM 00 DM (23 Inez Court), 2022 134953 DEM 00 DM (24 Inez Court), 2022 134956 DEM 00 DM (25 Inez Court), 2022 134959 DEM 00 DM (26 Inez Court), 2022 134961 DEM 00 DM (27 Inez Court), 2022 134962 DEM 00 DM (28 Inez Court)

SUMMARY

At its meeting of April 20, 2022 North York Community Council directed the Chief Building Official, and Executive Director, Toronto Building to report directly to the May 11 and 12, 2022 meeting of City Council on the demolition applications for 51 Drewry Avenue and 8 to 28 Inez Court (Item [NY31.42](#)).

In accordance with Section 33 of the *Planning Act* and City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control," the application for the demolition of 21 existing single detached dwellings requires the approval of City Council. Staff recommend that City Council approve the applications subject to the conditions outlined in this report.

RECOMMENDATIONS

The Chief Building Official and Executive Director, Toronto Building, and Chief Planner and Executive Director, City Planning, recommend that:

1. City Council approve the application to demolish the existing residential buildings at 51 Drewry Avenue, 8 Inez Court, 10 Inez Court, 12 Inez Court, 14 Inez Court, 16 Inez Court, 18 Inez Court, 20 Inez Court, 9 Inez Court, 11 Inez Court, 15 Inez Court, 17 Inez Court, 19 Inez Court, 21 Inez Court, 22 Inez Court, 23 Inez Court, 24 Inez Court, 25 Inez Court, 26 Inez Court, 27 Inez Court and 28 Inez Court 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

There are no financial implications from the adoption of this report.

DECISION HISTORY

Official Plan and Zoning By-law Amendment applications were first submitted by a previous owner for a portion of the subject lands in April, 2008 (Planning File No. 08 145788 NNY 23 OZ). North York Community Council considered a preliminary report on the original proposal on October 7, 2008:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.NY19.21>

In April, 2014 a settlement proposal to permit a 10 storey and 32 storey residential building connected via a two storey podium with a total of 551 dwelling units, accessed from a new north-south public road connecting to Drewry Avenue (the Beecroft Road

extension) and including a 7,535.4 square metre public parkland dedication on the west side of the new public road, was submitted and endorsed by City Council:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.CC50.5>

COMMENTS

The subject properties are subject to a development application that was originally submitted to the City on November 10, 2011. As part of the settlement proposal that was endorsed by City Council in April 2014, the Owner is required to convey lands to the City for future road purposes, and lands to the City for future parkland. The settlement proposal also contemplates the proponent acquiring lands that are currently owned by the City and occupied by the bulb portion of Inez Court, and incorporating those lands into the development site.

While the timing for the future development on the lands is not known, the City has plans to begin construction of the Beecroft Extension as early as 2024. Accordingly, the City has requested to advance the timing for the conveyances to the City for future road and future parkland purposes. The City requires the existing single detached dwellings to be demolished before the lands are conveyed to the City.

The applicant has agreed to the early conveyances, conditional on City Council agreeing to certain conditions. These matters will be addressed in a separate Request for Direction report related to the Official Plan and Zoning By-law amendment application from the City Solicitor.

On April 13, 2022, the applicant, acting for the owner of the property, submitted applications for the demolition of 21 existing single detached dwellings. A building permit(s) for the replacement building(s) has not been submitted as of the date of this report. As there are more than 6 dwelling units, this decision is not delegated to Community Council as per sections 363-6.3.D of Chapter 363, Building Construction and Demolition, and section 27-18.4.E(3) of Chapter 27, Council Procedures.

The application for the demolition has been circulated to the Ward Councillor. 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

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SIGNATURE

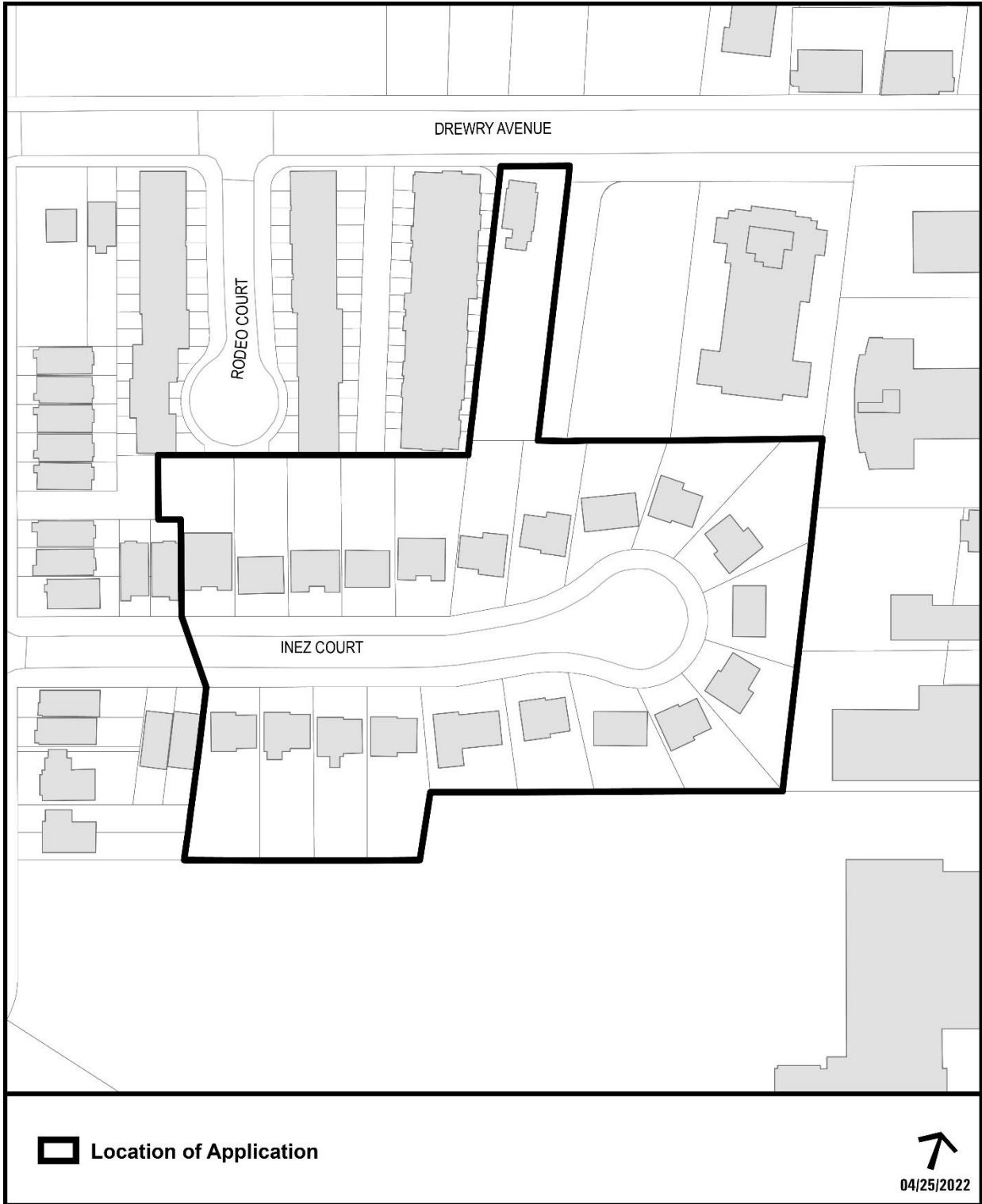
Will Johnston
Chief Building Official, Toronto Building

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director, City Planning

ATTACHMENT

1. Site Plan (Key Plan)
2. Owner Request Letter

1. SITE PLAN/KEY PLAN



2. Owner Request Letter

Subject: 8-28 Inez Court and 51 Drewry Avenue, demolition permit, North York

From: George Belza <belana@axxent.ca>

Date: 2022-04-19, 3:47 p.m.

To: Perry Korouyenis <Perry.Korouyenis@toronto.ca>

CC: Sarah O'Connor <Sarah.OConnor@toronto.ca>, Guy Matthew <Guy.Matthew@toronto.ca>, Steven Melo <Steven.Melo@toronto.ca>, John Alati <johna@davieshowe.com>, Jay Libfeld <jay.libfeld@conservatorygroup.com>, Tommy Chang <tommy.chang@conservatorygroup.com>

Tue 19 Apr 2022

Perry Korouyenis
Senior Planner
Community Planning - North York District
City of Toronto
5100 Yonge Street
TORONTO M2N 5V7

Dear Sir:

Re: 8-28 Inez Court and 51 Drewry Avenue Development Application Nos 08 145788 NNY 23 OZ & 08 145795 NNY 23 SA

Re: Request for Exemption from the Demolition Control By-law for Demolition Application Nos 2022 134962 DEM (28 Inez Court), 2022 134961 DEM (27 Inez Court), 2022 134959 DEM (26 Inez Court), 2022 134956 DEM (25 Inez Court), 2022 134953 DEM (24 Inez Court), 2022 134950 DEM (23 Inez Court), 2022 134947 DEM (22 Inez Court), 2022 134945 DEM (21 Inez Court), 2022 134942 DEM (19 Inez Court), 2022 134939 DEM (17 Inez Court), 2022 134937 DEM (15 Inez Court), 2022 134936 DEM (11 Inez Court), 2022 134935 DEM (9 Inez Court), 2022 134928 DEM (20 Inez Court), 2022 134925 DEM (18 Inez Court), 2022 134922 DEM (16 Inez Court), 2022 134916 DEM (14 Inez Court), 2022 134912 DEM (12 Inez Court), 2022 134908 DEM (10 Inez Court), 2022 134889 DEM (8 Inez Court), 2022 134964 DEM (51 Drewry Avenue)

As you know, I act on behalf of Yolanda Flanders Developments Inc and 2242148 Ontario Limited (collectively the "Applicant") in respect of the above captioned matter, under retainer by their solicitors Davies Howe LLP. We are presently attempting to implement a settlement-in-principle, endorsed by City Council in 2014, in a manner acceptable to both parties.

In accordance with that settlement, the subject site is to be partitioned into three parts: eastern lands to be developed with a high rise condominium building; western lands to be conveyed to the City at no cost for integration into a large public park; and central lands between the two to be conveyed to the City at no cost for service road purposes, illustrated as follows.



The land conveyances are to occur as soon as possible after zoning followed shortly thereafter by construction of the service road, before the Applicant can commence construction of its high rise building (which will require access to the service road) some years later. Since

Owner Request Letter (continued)

all three parts of the subject site are presently occupied by the above-noted 21 single detached houses, it will be necessary to first demolish these dwelling units. Hence, the above noted demolition applications and this request for exemption from the demolition control by-law.

Sincerely,

George Belza

c Sarah O'Connor
c Guy Mattew
c Steven Melo

c John Alati
c Jay Libfeld
c Tommy Chang

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Partner
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