

Residential Demolition Application - 12, 16, 18 and 20 Cordova Avenue

Date: January 31, 2022
To: Etobicoke York Community Council
From: Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District
Wards: Ward 3 - Etobicoke Lakeshore

SUMMARY

This staff report is about a matter for which the Etobicoke York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the application for the demolition of four existing detached dwellings located at 12, 16, 18 and 20 Cordova Avenue (Application No. 21 233515 DEM, 21 233630 DEM, 21 233608 DEM and 21 233576 DEM) is being referred to the Etobicoke York Community Council to refuse or grant the demolition application, including any conditions to be attached to the permit, because a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Deputy Chief Building Official and Director, Toronto Building, Etobicoke York District recommends that the Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:

- a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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 impacts.

DECISION HISTORY

There is no history for this property

COMMENTS

On November 3, 2021, application for the demolition of four existing dwellings ranging from 2 to 2.5 storeys with 1 de-attached garage at 12, 16, 18 and 20 Cordova Avenue were submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted.

In a letter dated January 11, 2022, Minto (Cordova) LP representing the Owner, outlined the reasons for requiring demolition permits at this time. The letter indicates the properties at 12 - 20 Cordova Avenue were purchased in 2018 with the intention to demolish the dwellings in favour of constructing a new 24 storey residential building with a total of 325 residential units on the property for future redevelopment.

The applicant is progressing through the development approval process. A settlement with the City was ratified at the Ontario Land Tribunal (OLT) on January 13, 2021 City Planning is working with the applicant to finalize the drafting of the Official Plan Amendment and Zoning Bylaw Amendment, following which the Tribunal will issue the final Order. Additionally, a Site Plan Application was received on June 8, 2021 for the proposed development. The Owner indicates that in the time that has elapsed in securing approval for a new building on the site, the existing dwellings situated on the lands have remained vacant and intact but has been the subject of trespassing and

vandalism. Supplementary information provided by the Owner demonstrating the current condition of the building is appended to this report.

It is the Owner's intent to submit a building permit to construct a new (replacement) building in the summer of 2022. At this time, the Owner requests to clear the properties to safely start remediation work in order to file a Record of Site Condition with the Ministry of Environment, Conservation and Parks (MECP). As a result of the building having fallen into disrepair and out of concern that the vacant condition of the property continues to be a target for vandalism and trespassing which poses a hazard to the community and neighbouring Islington Junior Middle School, the Owner has asked for approval to demolish the existing dwellings at this time. With the approval for demolition, the site would be returned to an unimproved condition (vacant lots) in anticipation of the replacement permit.

The application for the demolition of the residential buildings have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. At present, a review of the City's Heritage inventory register indicates that the building is neither listed nor designated under the Ontario Heritage Act nor is the land located in an area regulated by the Toronto and Region Conservation Authority. Removal of any by-law protected privately owned and City owned trees requires approval and permits from Urban Forestry prior to any demolition activity.

Since the buildings at 12-20 Cordova Avenue are residential and a building permit for a replacement building has not been issued for the site, this application is being referred to the Etobicoke York Community Council. In such cases, the Municipal Code requires Community Council to approve or refuse the demolition permit.

CONTACT

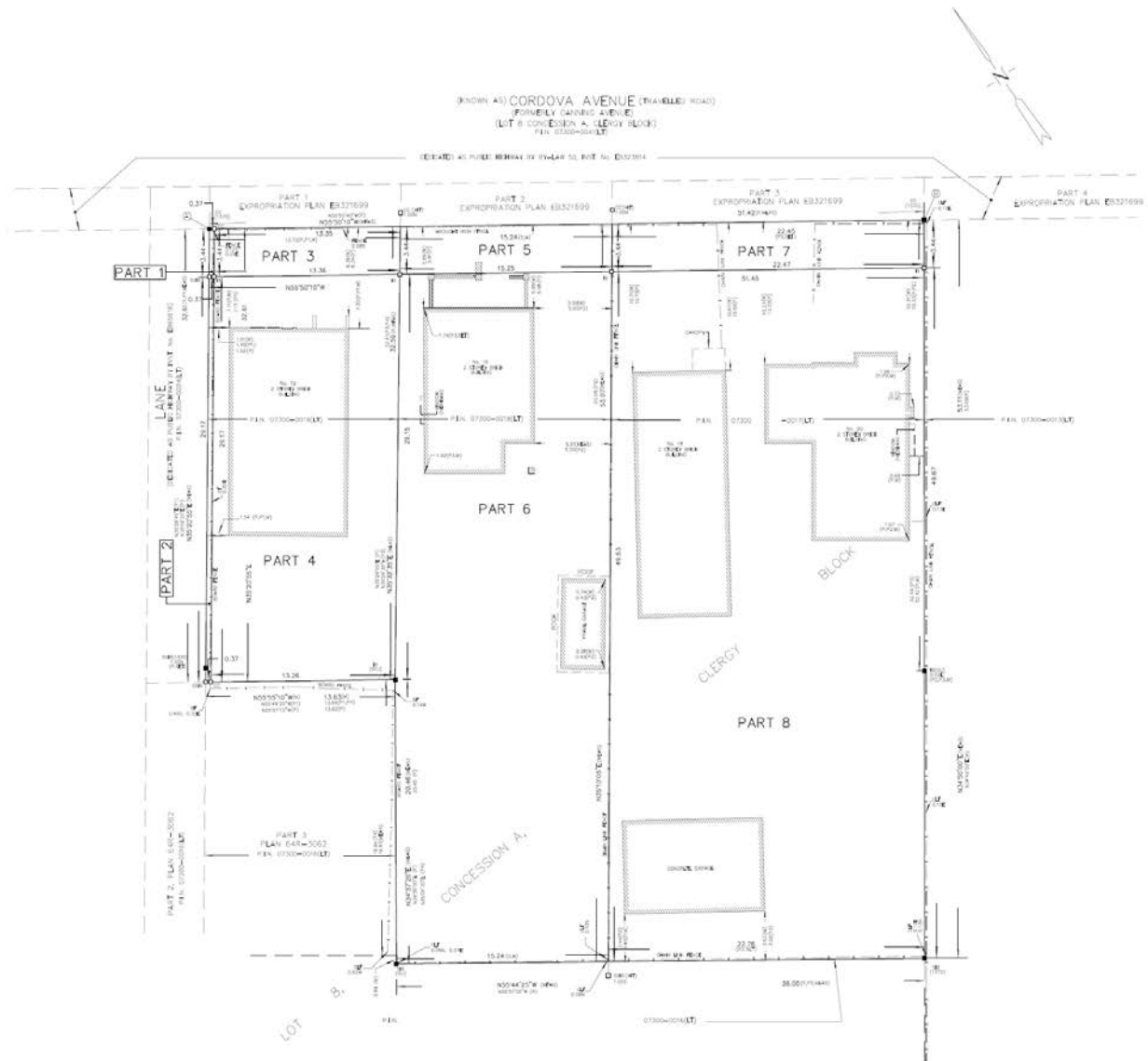
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Etobicoke York District
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SIGNATURE

Sandra Burrows, P. Eng, MCIP, RPP
Deputy Chief Building Official and Director, Toronto Building
Etobicoke York District

ATTACHMENT

Attachment 1: Site Plan of 12-20 Cordova Avenue



Attachment 2: Letter from Owner's representative



January 11, 2022

Toronto Building
Etobicoke York District
2 Civic Centre Court, 2nd Floor
Etobicoke, Ontario, M9C 5A3

Re: **12 - 20 Cordova Avenue, Etobicoke, ON (the "Property")**
Demolition Permit Application for Residential Building
Application No. 21 233515 DEM, 21 233576 DEM, 233608 DEM, 21 233630 DEM

Dear Catherine Bologna,

Minto (Cordova) LP, on behalf of 2598325 Ontario Inc., the owner of the Property, is submitting a request to demolish four (4) vacant residential house-form buildings on the assembly of properties municipally known as 12-20 Cordova Avenue.

Background

As noted above, the Property currently contains four (4) vacant residential buildings ranging in height from 2 to 2-1/2 storeys which together contain a total of 6 legal residential units, 3 of which were rental units (refer to Appendix A for images). The future redevelopment of the site includes a 24-storey residential building with a total of 325 residential dwellings per a settlement with the City that was ratified in the final hearing on January 13, 2021 by the Ontario Land Tribunal (OLT). The draft zoning by-law is currently under review with the City.

At this time, we are requesting to clear the Property of the existing structures to satisfy remediation requirements for a Risk Assessment as part of the path to a Record of Site Conditions - which has a lengthy approval process. The remediation work is required on the rear perimeter of the residential dwelling at 18 Cordova Avenue and the garage accessory to the residential dwelling at 16 Cordova Avenue (refer to Appendix A for Images). Excavation at the depth required for the remediation could have unknown consequences on the structural stability of the buildings if proceeding in advance of demolition.

Whether or not all of the buildings are required to be demolished as part of the remediation work, it is in the best interest of the neighbourhood to avoid having the buildings vacant or partially demolished, as they are continually subject to vandalism as well as unauthorized trespassing of both people and pests (refer to Appendix A images). A request was made in October 2021 by the principal at neighbouring Islington Junior Middle School to provide a fence around the property to assist in keeping students off the property and deter vandalism of vacant dwellings, to which we obliged. The fence around the property and the poor condition of the homes after being vacant for several years is a blight on the community.



Further, the property is the intended location of a sales office for the future condominium which is currently scheduled to launch sales September of 2022. The lead time to prepare a site and construct a sales office is a minimum of 6 months, not including any unforeseen circumstances.

A building permit has not been filed to date. As the property includes residential units, it is subject to the requirements of Article II of Chapter 363 of the City's Municipal Code.

Existing Residential Buildings Vacated

The dwellings at 16 & 20 Cordova Avenue were vacant at the time of their purchase in 2018 and 18 Cordova was vacated shortly after closing. The main, upper and basement units at 12 Cordova Avenue were vacated in October of 2021 after having worked closely with the tenants to come to mutually agreeable terms of vacancy of the building.

Purpose of the Application

The purpose of the application is to request that a demolition permit be issued pursuant to Article II of Chapter 363 of the City's Municipal Code.

As noted above, the proposed demolition will allow the excavation for remediation purposes to satisfy requirements for a Risk Assessment which is required for future filing of Record of Site Conditions and has a long approval process. The sales launch is expected to commence in September of 2022 with a Sales Office on site - the project is anticipated to be very well received in the marketplace. The existing condition of the vacant homes is a blight on the community and continue to be a target of vandalism and unauthorized entry. It is anticipated that a building permit will be applied for in early summer 2022 and construction will commence in summer 2023.

Yours truly,

A handwritten signature in black ink, appearing to read "James Willett".

James Willett

Development Associate

Minto Communities Management Inc.

APPENDIX A



20 CORDOVA AVENUE - FRONT



20 CORDOVA AVENUE - REAR



18 CORDOVA AVENUE - FRONT



18 CORDOVA AVENUE - REAR

Residential Demolition Application- 12, 16, 18 and 20 Cordova Avenue



18 CORDOVA AVENUE - SIDE ENTRANCE



16 CORDOVA AVENUE - FRONT



16 CORDOVA AVENUE - FRONT



16 CORDOVA AVENUE - REAR



12 CORDOVA AVENUE - FRONT



12 CORDOVA AVENUE - REAR