

Residential Demolition Applications – 1 and 3 Close Avenue

Date: June 10, 2022
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 4 (Parkdale-High Park)

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 applications for the demolition of two existing 2.5-storey semi-detached dwellings at 1 and 3 Close Avenue (Application Nos. 22 130199 DEM 00 DM and 22 130324 DEM 00 DM) are 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 applications because a building permit has not been issued for a replacement building and because Toronto Building received a written objection.

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 1 and 3 Close Avenue, and decide to:

1. Refuse the applications to demolish the two 2.5-storey semi-detached 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 2.5-storey semi-detached dwellings without any conditions; or
3. Approve the applications to demolish the two 2.5-storey semi-detached 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 16, 2022, applications were submitted to demolish two existing 2.5-storey semi-detached dwellings at 1 and 3 Close Avenue.

On May 25, 2022, a written objection was received from a local resident with concerns about the proposed demolition. This letter is included as Attachment 2 to this report.

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 owner's letter is included as Attachment 3 to this report.

The applications for the demolition have been circulated to Heritage Preservation Services, Urban Forestry, and 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

Cedric Barrera, Manager, Plan Review, Toronto and East York District
T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Demolition Site Plan
2. Written Objection from Local Resident
3. Letter from Owner
4. Letter Outlining UHN and City of Toronto Partnership

2. Written Objection from Local Resident

From:

Sent: May 25, 2022 1:50 PM

To: Peter Raynes <Peter.Raynes@toronto.ca>

Cc: SPUHNTA <spuhnta@googlegroups.com>; Councillor Perks <Councillor_Perks@toronto.ca>

Subject: how to oppose demolition of 1/3 Close Avenue

Peter Raynes
Manager, Customer Service, Building
South District

Dear Peter Raynes,

My name is _____ and I live at _____. I am writing regarding pending demolition permit applications submitted regarding 1 and 3 Close Avenue. The Permits are #22 130199 DEM 00 DM and #22 130324 DEM00 DM respectively and were accepted (I understand this means 'received') by the city on May 16, 2022 and May 18, 2022. I learned today that there is no automatic committee of adjustment process related to these permit applications, that the likely process moving forward is that a simple zoning review and building code review would be followed by an approval by next Tuesday, then the issuance of the permits by approximately June 7, and then after a mandatory two week posting period the demolitions could occur by mid-June of this year.

I would like to know what avenues are available to oppose the issuing of these demolition permits?

It is my opinion that by leaving these buildings uninhabited for over two decades in the case of 3 Close Avenue and over three decades in the case of 1 Close Avenue, the owner of these buildings (UHN and its predecessor institutions) has practiced "demolition by neglect" and their demolition at this time without a fulsome consideration regarding how the existing structures or their facades might be included in the planned redevelopment of the block would constitute a violation of the democratic process.

UHN did seek demolition permits in 2020. I, along with other members of SPUHNTA (South Parkdale University Health Network Tenants Association), opposed those demolition permits and UHN withdrew the applications. On March 10, 2022, UHN and City officials held an information session with SPUHNTA in which they informed us that UHN would be submitting demolition applications, this time by way of a Section 37 agreement and that this would be followed by the completion of a lease agreement between UHN and the City for these and other properties (including the ones in which SPUHNTA members live). In the same meeting we were informed that a Master Plan

for the entire site was to be commence by May 2022 and completed by the fourth quarter of 2022. While we have been told by UHN that their engineering assessment have since deemed these buildings beyond repair, despite multiple requests to see these reports (including a pending FIPPA), to date members of SPUHNTA have not been provided with documentation of this.

I remain unconvinced that the demolition of these buildings is urgent. Why not wait until the Master Plan process determines how these buildings might be incorporated into the planned redevelopment, to be envisioned through the formation of the Master Plan over the next few months? I am also CC'ing other members of SPUHNTA and our City Councillor Gord Perks to this email to inform them of my opposition to the issuance of these building permits and of my request to you for information regarding what avenues are available to oppose the issuance of these demolition permits. Meanwhile, I await the results of a related FIPPA request to UHN submitted April 21, 2022.

Sincerely,

3. Letter from Owner



August 18, 2020

City of Toronto

RE: 1 & 3 Close Ave – Demolition Permit Application

The subject property consists of two 2.5-storey plus basement semi-detached residential structures each covering approximately 2700 SF. The property -1 and 3 Close Ave- is located at the northeast corner of Close Avenue and Springhurst Ave.

UHN retained CDW Engineering in March 2013 to provide a comprehensive property condition assessment report. CDW Engineering was retained again in August 2019 to provide a follow up to the property condition assessment report. Furthermore, UHN retained Kearns Mancini Architects Inc. (KMAI) in June 2020 to provide a property condition review brief. All three reports (the Reports) have been submitted as part of the demolition permit application on July 17, 2020.

The visible evidence suggested that the subject property was likely constructed in the late 1800's, and it was also noted at the time of the initial assessment in March 2013, that the building was vacant, and have been for a while. To mitigate unauthorized access, the main entrance doors were fitted with deadbolt locks, and all the ground level windows have been blocked with either metal grilles or concrete masonry blocks.

The subject property is a typical older residential building, which has been vacant for a period. The general maintenance has been non-existent, hydro and water services have been shut off, and significant deterioration was noted to the floors, walls, and roof structures. The deterioration is further exacerbated by rainwater leakage into the building from ground surface to the basement, and from holes in the roof to the upper floors.

The subject property poses a hazardous condition and safety concerns to the public, such as:

- Compromised structure (roof and floors) from years of water damage that could cause a collapse of roof and/or floors (as an example, when KMAI visited the site, the property manager advised that we do not walk in the building due to severely damaged floor structures);
- Exterior wall deterioration to mortar and brick that promotes further water damage to walls and wood structures that are already compromised;
- Wildlife damage and hazardous biomass collection;
- Mold growth;
- Vandalism and forced entry into the property (as an example, 3 Close Ave has fire damage);

UHN is proposing to demolish the building in its entirety and backfill the site to match the grade level with the existing levels to mitigate hazardous and safety concerns at the property site.

Furthermore, UHN seeks to work collaboratively with the City and the public to discuss, review and implement a temporary design solution such as a landscaped green space or a community garden, as an example.

UHN is requesting that the community council consider the condition of the subject property and recommend to Council to issue the demolition permit.

Regards,

J
C

University Health Network

4. Letter Outlining UHN and City of Toronto Partnership



June 13, 2022

Via Email (waleed.banoub@toronto.ca)

Attention: Waleed Banoub
Toronto Building, Application Examiner
5100 Yonge Street
North York, ON. M2N 5V7

Dear Mr. Waleed Banoub:

Re: Social Medicine Initiative Partnership between University Health Network (UHN) and the City of Toronto

On behalf of UHN, please accept this letter outlining our organization's partnership with the City of Toronto (the "City").

In an effort to address the social determinants of health and effect system level changes, UHN, the City, and the United Way of Greater Toronto ("UWGT") entered into a Memorandum of Understanding ("MOU") in April 2019. The first-of-its-kind in Canada, this MOU established the Social Medicine Initiative ("SMI") which is focused on integrating housing, social services and health care to improve outcomes for disadvantaged populations.

A key priority the SMI partnership is to create deeply affordable rental housing with support services (i.e. supportive housing) for people experiencing homelessness who are both clients of UHN and the City's shelter system. More specifically, these are people who frequently use both the shelter and emergency healthcare systems. As it widely supported by data and evidence, providing people with safe, secure and affordable housing, along with wraparound health and social supports, help to improve their health and socio-economic outcomes. It is also less costly for the public sector.

To advance the objectives of the MOU, the City and UHN are collaborating on a number of housing initiatives on UHN's Parkdale campus including:

1. Developing a modular supportive housing building with 51 new homes on the UHN-owned land at 150 Dunn Avenue.

- These deeply affordable homes with support services will help people successfully exit homelessness.
 - To advance this partnership, the City has entered into a 49-year lease agreement with UHN commencing in March 2022.
 - City staff and UHN's Social Medicine team will be co-designing the referral process and wraparound supports for future tenants (many of whom are in the City's shelter system) to ensure an integrated approach to improving health and social outcomes for some of the city's most vulnerable and marginalized residents.
2. Planning for a future redevelopment of 13 UHN-properties for the purpose of providing deeply affordable homes with a range of wraparound supports for vulnerable and marginalized residents, including those experiencing homelessness.
- These properties include the 13 residential zoned properties located at 74 and 82 Dunn Avenue, 1, 3, 5, 7, 9, 11, 13, 15 and 17 Close Avenue, and 74 and 78 Springhurst Avenue.
 - UHN and City staff will begin a master planning process with the community over the next couple of months to advance this project.
 - Through future redevelopment, any demolished residential properties will be replaced.

We hope this letter outlines and clarifies UHN and the City of Toronto's partnership. The relevant Council directions regarding these initiative have also been listed in Attachment 1.

Should there be any further questions, please do not hesitate to direct further questions to

Yours very truly,

On Behalf of University Health Network

cc.

Attachment 1

Relevant City Council Directions

On **October 27, 2020**, City Council adopted Item PH17.4 – *Creating New Supportive Housing Opportunities in Partnership with the University Health Network and United Way of Greater Toronto*, and directed staff to:

- Report back with recommendations, including proposed terms and conditions, for the City of Toronto to enter into a long-term lease with UHN at below market rent in respect of their residential properties to create new supportive housing;
- Explore the development of modular housing on the UHN-owned site at 150 Dunn Ave; and
- Begin a visioning and master planning exercise, in collaboration with UHN and UWGT, for future redevelopment of the site.

On **October 1, 2021**, City Council adopted report PH26.5 - *Rapid Housing Initiative - 150 Dunn Avenue (Part of a Larger Parcel of Lands including 74, 82, 130, 160, and 162 Dunn Avenue, and 1-17 Close Avenue, and 74 and 78 Springhurst Avenue) - Final Report*.

- This report included a summary of community engagement for the new modular development at 150 Dunn Ave, site plan maps and renderings, with a recommendation for City Council to request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order (MZO) for 150 Dunn Avenue to provide relief from the in-force zoning regulations.
- The MZO was subsequently granted and construction on the modular building has commenced, and expected to be completed in Q4 2022.