

Residential Demolition Application – 514, 520, 522 Royal York Road

Date: August 29, 2023
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 applications for the demolition of three existing 1 storey wood frame dwellings located at 514, 520 & 522 Royal York Road (Application No. 22 108708 DEM 00 DM, 22 185741 DEM 00 DM & 22 185804 DEM 00) are being referred to the Etobicoke York Community Council to refuse or grant the demolition applications, including any conditions to be attached to the permits, 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 these properties.

COMMENTS

On January 28th, 2022 and August 4th, 2022, applications for the demolition of three existing 1 storey dwellings at 514, 520 & 522 Royal York Road were submitted to Toronto Building. A building permit application for a replacement dwelling has not been submitted for any of these buildings.

In a letter dated August 31, 2023, the Owner, Queenscorp (Royal York) Inc., outlined the reasons for requiring demolition permits at this time. The letter indicates the properties at 514, 520 & 522 Royal York Road are part of a zoning by-law amendment for three mixed-use buildings: Building A will have 35-storey and 17-storey towers including a 7- to 9-storey podium; Building B will have a 10-storey tower including a 7-storey podium; and Building C will have a 20-storey tower including an 8-storey podium. This development will have a combined 967 residential units along with commercial/retail uses. The applicant is progressing through the zoning amendment process (22 144668 WET) but have not yet applied to commence the Site Plan process. The zoning by-law amendment is still awaiting some comments from commenting divisions and has yet to be finalized. It is the Owner's intent to apply for a building permit to construct the new (replacement)

buildings once the zoning by-law amendment and a subsequent site plan approval are finalized.

The Owner indicates that, in the time that has elapsed in securing approval for the new buildings on the site, the existing dwellings situated on the lands have remained vacant and intact but have been the subject of trespassing and vandalism. Issues such as mould, structural damage to entryways, lack of utilities, water damage and inoperable doors and windows are noted by the Owner in their letter. The Owner worked along side the Rental Housing branch of City Planning to ensure that applications for demolition did not contravene the City's Rental Housing by-law.

A supplementary letter prepared by the Owner to the Rental Housing division confirmed the rental status and was subsequently verified by the Rental Housing division. Additionally, a Toronto Building inspector attended the sites to conduct an inspection and noted that while there are damages resulting from general neglect of repair, animals and water that have rendered the building to not meet the building code standards, there does not appear to be any severe structural damage as of the time of the inspection on August 29th, 2023.

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 buildings are 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 514, 520 & 522 Royal York Road 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

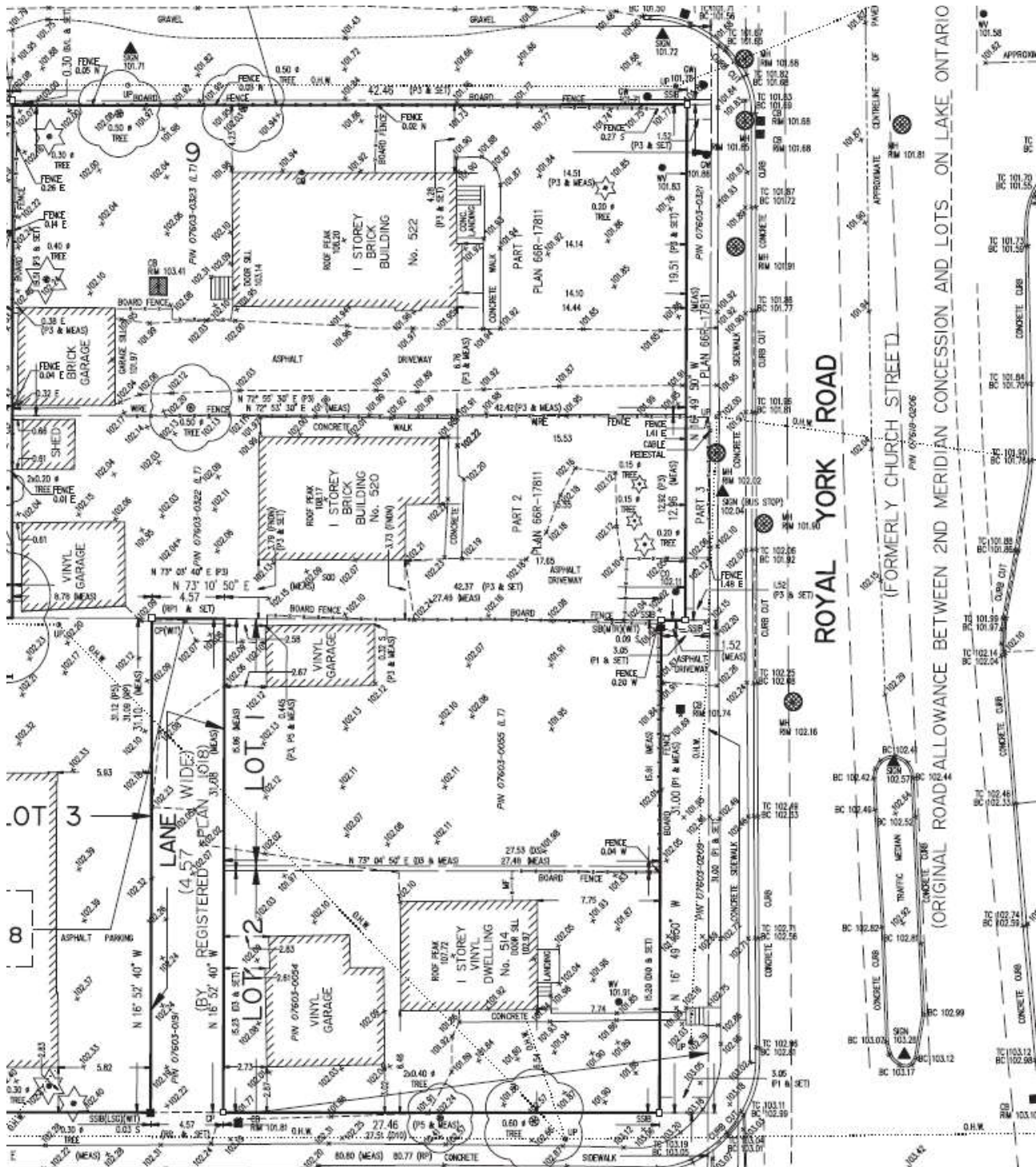
Joshua Amorim
Manager, Plan Review
Etobicoke York District
T: (416) 394 -8955
Email: joshua.amorim@toronto.ca

SIGNATURE

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

ATTACHMENT

Attachment 1: Survey of 514, 520 & 522 Royal York Road



Attachment 2: Letter from Owner



August 30, 2023

Mr. Joshua Amorim
Manager of Plan Review
City of Toronto - Etobicoke-York District
2 Civic Centre Court
Toronto, ON M9C 5A3

Dear Mr. Amorim

Re: 514, 520 and 522 Royal York Rd, Toronto (formerly Etobicoke)
Demolition Application Numbers 22-185741 DEM 00 DM, 22-185804 DEM 00 DM and
22-108708 DEM 00 DM
Queenscorp (Royal York) Inc. (the "Applicant")

As you know, we are the owners of the above-referenced detached single-family properties located on Royal York Rd, south of The Queensway and north of Queen Elizabeth Boulevard, in the former city of Etobicoke.

Demolition permit requests have been submitted for these properties by the Applicant and on-site visits by staff from the City of Toronto's Strategic Initiatives, Policy & Analysis division and Building Inspections have been completed.

The request for demolition permits is a result of the poor condition these three properties have suffered by their former occupants. The properties have experienced extensive damage over the years both structurally (damaged basement foundations, roof deterioration, water damaged ceilings, broken pipes, unsafe stairs, cracked windows, and ripped floors) as well as significant abuse and neglect of principle rooms such as kitchens, bathrooms and bedrooms. Walls, doors, closets and appliances have all been damaged beyond repair. In short, they are uninhabitable. To make these buildings habitable and safe they would need to be completely gutted and rebuilt.

After a careful analysis and discussions with corporate advisors, we have concluded that it is not economically viable to repair these properties. Additionally, it is a serious liability to leave these properties in their current abandoned state as they are unsafe and will undoubtedly attract squatters as the weather gets colder. Furthermore, they are an eye-sore for the immediate community especially given their high-visibility location on Royal York Road. For these reasons we respectfully request that demolition permits be granted.



2 Queen Elizabeth Blvd., Toronto, ON M8Z 1L8 | 416.253.6909

Should you require any further information, please do not hesitate to contact the undersigned.

Kind regards,
Queenscorp (Royal York) Inc.

A handwritten signature in black ink, appearing to read 'Mark Bozzo', with a stylized flourish at the end.

Mark Bozzo
President | CEO

Attachment 4: Site Photos from City Inspector
514 Royal York Road



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520 Royal York Road



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Residential Demolition Application- 514, 520 & 522 Royal York Road

522 Royal York Road



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