

Residential Demolition Application - 100 Patricia Avenue

Date: February 28, 2023
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 18 Willowdale

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the application for the demolition of a single detached dwelling at 100 Patricia Avenue (Application No. 23 110744 DEM 00 DM) is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that North York Community Council:

1. Refuse the application to demolish the vacant building at 100 Patricia Avenue because there is no permit application to replace the building on the site; or,
2. Approve the application to demolish the vacant residential building at 100 Patricia Avenue without any conditions; or
3. Approve the application to demolish the vacant residential building at 100 Patricia Avenue with the following conditions:

- a. that a construction fence 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 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

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

There is no history for this property.

COMMENTS

On February 2, 2023, Toronto Building received an application to demolish an existing single detached dwelling at 100 Patricia Avenue. This property forms part of a development at 6150-6160 Yonge St for a 13-storey mixed use building with 546 dwelling units, two levels of underground parking, and commercial uses on the ground and second floors. The owner is currently going through site plan approval process.

In a letter dated February 27, 2023, the owner, states the request for the demolition of 100 Patricia Avenue is so that the applicant can convey the property to the City for parkland purposes, to satisfy a portion of the Parkland obligations as part of the Section 37 agreement. The ultimate owner of the property will be the City, and there will not be another structure constructed on the property. The property is currently vacant and services are scheduled to be disconnected in April 2023.

The application for the demolition of the single detached dwelling has been circulated to the Ward Councillor. The building is neither listed nor designated under the Ontario Heritage Act. Heritage Preservation Services have also confirmed that the property is not on any potential list.

The demolition application is being referred to the North York Community Council because the building proposed to be demolished at 100 Patricia Avenue is residential

and the applicant has not received a permit to replace the building. In such a case, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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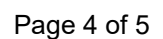
SIGNATURE

Natasha Zappulla
Director and Deputy Chief Building Official
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Residential Demolition Application 100 Patricia Avenue



Attachment 2. Letter from Applicant



February 27, 2023

City of Toronto, North York Civic Centre
5100 Yonge Street
Toronto, ON
M2N 5V7

ATTN: Vito Gambino

Re: 100 Patricia Avenue, Toronto
Demolition Permit Application
Official Plan/ Zoning Bylaw Application File No: 19 243755 18 OZ
Site Plan Application: 19 243760 NNY 18 SA
Building Permit File No: 22 235119 BLD 00 NB

We, 6150 Yonge GP Inc, 2685190 Ontario Inc, 2685191 Ontario Inc., are currently the owners of the property municipally known as 100 Patricia Avenue in the City of Toronto. We purchased the property to fulfill our requirements related to offsite parkland dedication under our development applications noted above and our registered Section 37 agreement with the City of Toronto. The property is currently vacant; however, we have not disconnected the services. We anticipate this work to be completed by end of April 2023.

As stipulated under PART 2, section 4.1, *Parkland Dedication and Park Improvements*, of our Section 37 Agreement, prior to the issuance of our first building permit, we are required to demolish the homes, make necessary improvements to the lands, and convey the land municipally known as 100 Patricia Avenue to the City of Toronto. Please refer to the enclosed section 37 agreement with the appropriate sections highlighted for ease of reference.

The following materials are enclosed for review:

- 1) Application for a permit to demolish
- 2) Demolition Permit Application Form
- 3) Owner's Acknowledgement
- 4) Parcel Register dated August 18, 2022
- 5) Municipal Road Damage Deposit
- 6) Tree Protection By-law Declaration
- 7) Updated Survey, dated September 8 2022, prepared by R.Avis Surveying
- 8) Registered Section 37 Agreement – page 11 Part Two section 4 "Parkland Dedication and Park Improvements" highlighted

We trust the above and enclosed materials are now satisfactory for the issuance of our demolition permit that will facilitate the conveyance of required parkland to the City of Toronto.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Nunes", written over a horizontal line.

Kevin Nunes
Manager, Development

