

Residential Demolition Application - 18 Goulding Avenue

Date: February 28, 2023
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 08 Eglinton - Lawrence

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 an existing single detached dwelling at 18 Goulding Avenue (Application No. 22 206215 DEM 00 DM) is being referred to the North York Community for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because 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 18 Goulding 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 18 Goulding Avenue without any conditions; or
3. Approve the application to demolish the vacant residential building at 18 Goulding 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 13th, 2023, Toronto Building received an application to demolish an existing single detached dwelling at 18 Goulding 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 13, 2023, the owner, states that the property is vacant and the request for the demolition of existing detached dwelling at 18 Goulding Avenue is to continue with the development of the lands as per the site plan application.

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 18 Goulding 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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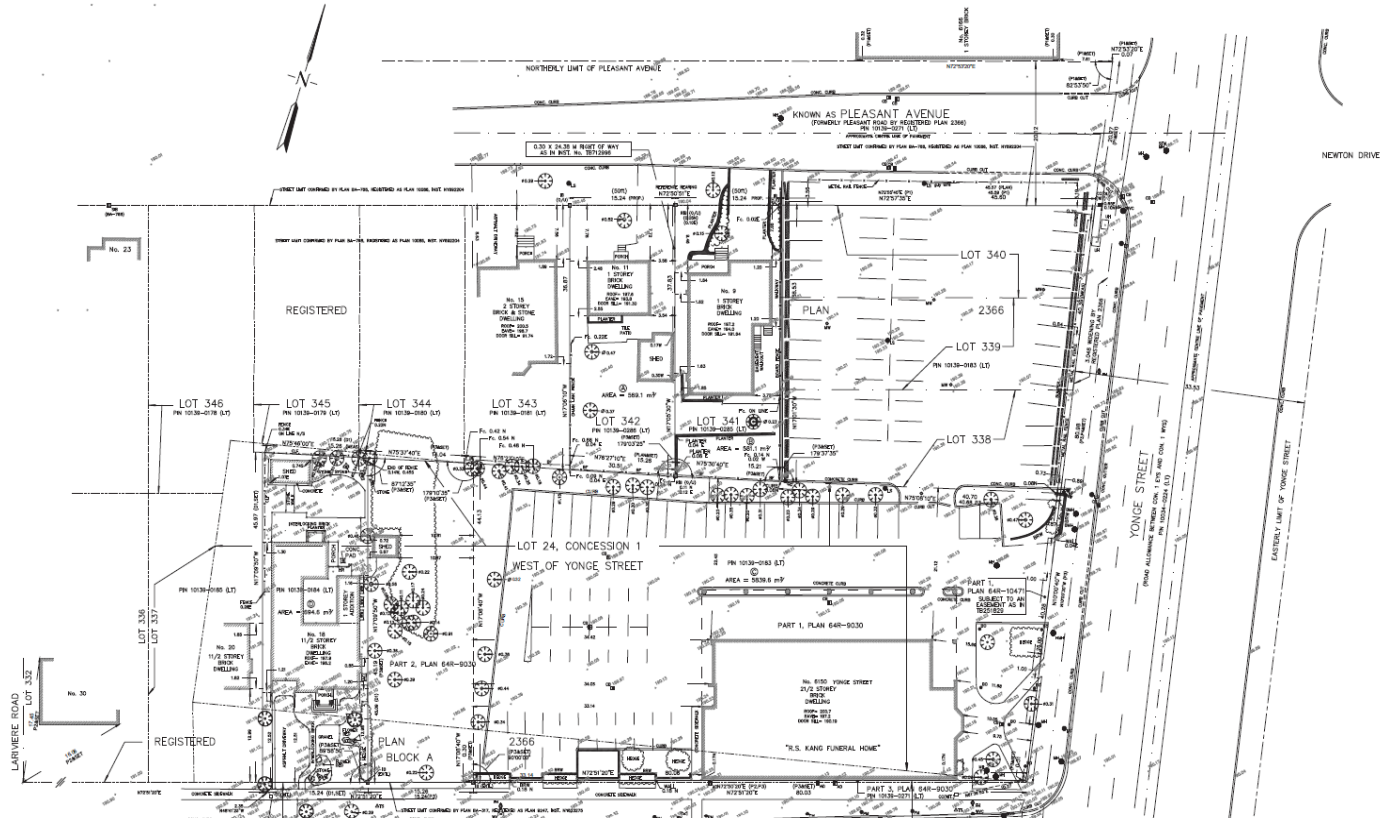
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant

Attachment 1: Site Plan



Attachment 2: Letter from Applicant



February 13th, 2023

City of Toronto, North York Civic Centre
5100 Yonge Street
Toronto, ON
M2N 5V7
ATN: Anthony De Francesca

Re: 18 Goulding 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., ("Owner") are currently the owners of the property municipally known as 18 Goulding Avenue in the City of Toronto. A request for a demolition permit was submitted on September 8th 2022, as this property along with the properties municipally addressed known as 6150-6160 Yonge Street, 9 and 11 Pleasant Avenue are currently subject to the above noted development applications. The site will be redeveloped to accommodate a 13-storey mixed use building, with a gross floor area of 44,829 square metres, a total height of approximately 46 metres to the roof, 546 residential units, and associated underground parking. The development has been successfully rezoned and we are currently going through the Site Plan Approval process to refine the building details. We have also submitted our initial building permit application and are currently awaiting comments.

The property is now vacant and the services have not been disconnected. However, we are in the process of getting our disconnections completed and expect this to be accomplished by the end of March 2023 and would like to proceed with demolition shortly thereafter.

We would like to note that we have successfully received demolition permits for our properties at 9 and 11 Pleasant Avenue (similar single-family dwellings) and 6150 Yonge Street (Funeral home). The two and half story funeral home has been demolished. A demolition permit for 18 Goulding Avenue is the last required permit for our site.

We hope the above information is now satisfactory to receive Community Council approval for our permit request, prior to the issuance of a building permit. If you have any questions or are seeking further clarification on our request, please feel free to contact the undersigned at [REDACTED]

Sincerely,

A handwritten signature in black ink, followed by a solid black rectangular redaction box covering the name of the undersigned.

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