

Residential Demolition Application – 155 Elm Ridge Drive

Date: March 13, 2023
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 08 (Eglinton-Lawrence)

SUMMARY

This staff report is about a matter for which the North 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 application for the demolition of an existing detached house at 155 Elm Ridge Drive (application no. 23-123784 DEM 00 DM) is being referred to the North York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit application has not been submitted 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 155 Elm Ridge Drive 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 155 Elm Ridge Drive without any conditions; or
3. Approve the application to demolish the vacant residential building at 155 Elm Ridge Drive 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

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

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On March 7th, 2023, Toronto Building received an application to demolish an existing detached house at 155 Elm Ridge Drive.

The owner of the property is Renna, which is a non-profit organization that provides housing and supports for persons with diverse abilities.

The property has already gone through a rezoning application (application no. 21-226962 NNY 08 OZ) to construct a 19 storey residential building with 106 affordable housing units and is subject to site specific zoning by-law 2022-0905. A site plan application (application no. 21-226967 NNY 08 SA) has also been submitted and is currently under review. A building permit application has not yet been made.

The property at 155 Elm Ridge Drive, in conjunction with the lands known as 165 Elm Ridge Drive, is intended to be developed as a 19-storey residential building with a 3-storey base, containing affordable dwelling units with indoor and outdoor amenity space.

In a letter dated March 6th, 2023, Renna states the request for the demolition of 155 Elm Ridge Drive is required in order to stay on schedule for a 2025 completion date. It

also states that they are working with the City to apply for CMHC's Rapid Housing project stream and has submitted a complete proposal. The requirements of the CHMC program requires the completion of demolition by May 2023 and the commencement of Shoring & Excavation by June 1, 2023.

The project is approved for the Open Door Program and has been expedited under the Concept to Keys (C2K) initiative.

The application for the demolition of the has been circulated to Urban Forestry and 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 land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

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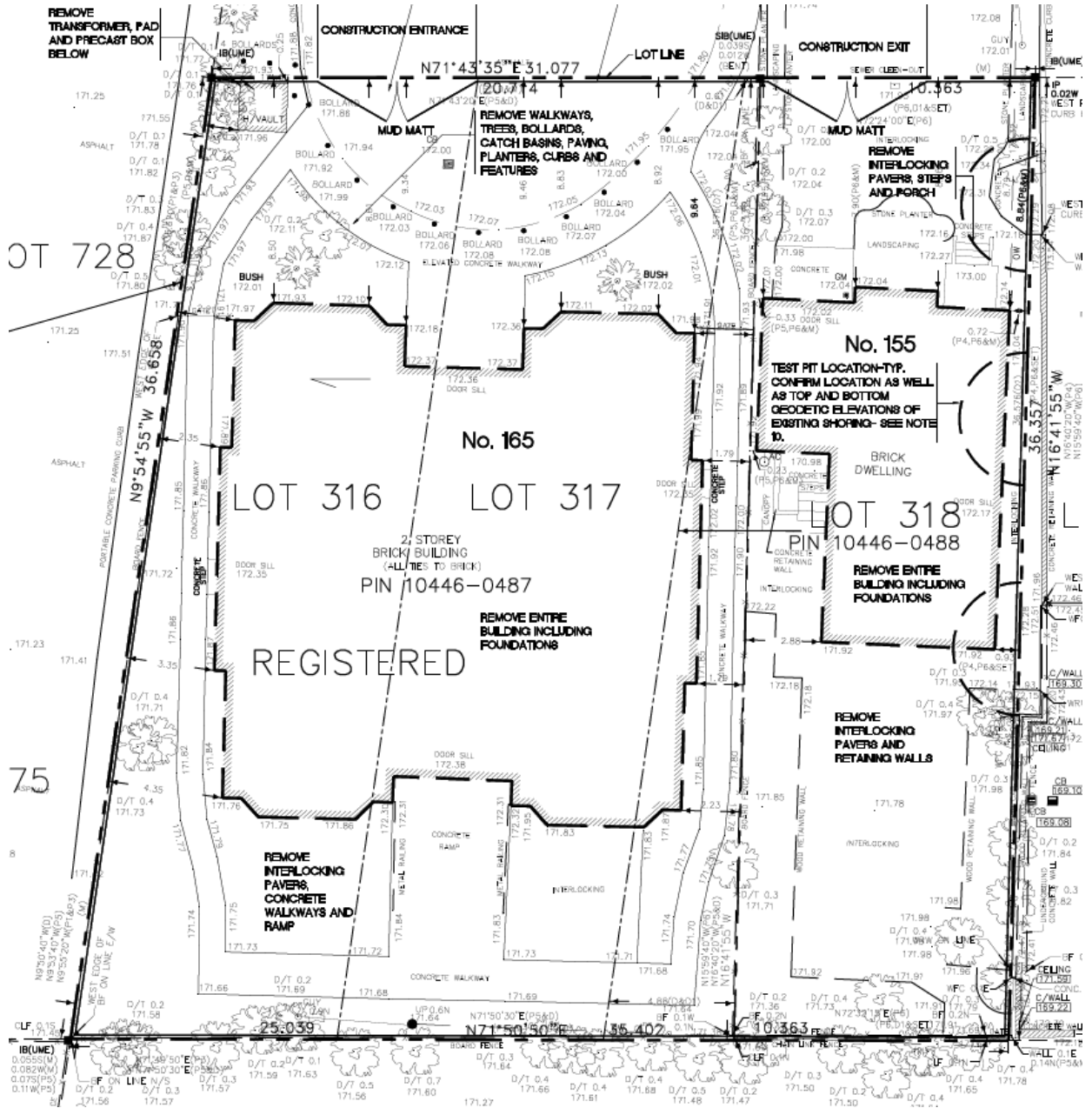
SIGNATURE

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

ATTACHMENTS

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1. Existing Site plan



2. Letter from Owner – Pg 1 of 2

 IMMEDIATE PAST CHAIR Charles Chee CHAIR Wendy Bellack-Viner VICE CHAIR Eitan Dehtiar SECRETARY Dr. Faisal Saeed CHAIR – Governance/ Nominations David Cohen CHAIR – Continuous Quality Improvement Jodi Kaiman TREASURER AND CHAIR – Finance Committee Steve Walsh DIRECTORS Dr. Alan Bardikoff Rachel Blumenfeld Rick Chad Mindy Ginsler Tova Gutenberg Gerald Hartman Daniel Horowitz David MacCoy Michael Manett Dr. Sharon Marcovitch Kamelia Mirdamadi Howard Weinroth ASSOCIATES Alison Arshinoff Melissa Shlangar CEO Bryan Keshen HON. TREASURER Donald Bennett z"l, C.A. SPIRITUAL ADVISOR Rabbi Aaron Flanzraich FOUNDING CHAIR Rabbi Joseph Kelman zt"l FOUNDING EXECUTIVE DIRECTOR Sandy Keshen LIFE DIRECTOR Joseph Berman z"l FOUNDING PRESIDENT/TREASURER Lou Fruitman z"l Charitable No. 10609-3642-RR0001 2022-2023 <i>Reena: Driving Change to Meet Growing Needs.</i>	March 6, 2023 Toronto Building Department Toronto South District Toronto City Hall 16th Floor East, 100 Queen St. W. Toronto ON M5H 2N2 Attn: Mr. Frank Stripe, District Manager Plan Examination South District <i>RE: Request for Residential Building Demolition Permit, 165 Elm Ridge Drive, Toronto</i> Dear Sir: We are writing to request an expedited issuance of a residential demolition permit for the two rental buildings located on Elm Ridge on the consolidated site of 155/165 Elm Ridge. The project has been approved for "Open Door" Toronto and has been expedited under the Concept to Keys (C2K) initiative to support priority projects. The project received unanimous zoning approval and we have recently completed our City of Toronto project stream Rapid Housing application, scoring amongst the top three projects in the city with 101 out of 120 points. In order for the project to stay on schedule for a 2025 completion, we need to begin demolition in April and have the site ready for the June Rapid Housing approvals. For these reasons, we request that the Toronto and North York Community Council issue a demolition permit for property in order to commence with subsequent shoring and construction of a new 111 unit, affordable supportive housing rental building. <i>Background</i> Reena is a non-profit organization that provides housing and supports for persons with diverse abilities in York Region and the City of Toronto. In 2012 Reena completed a major new innovative residential development project in the City of Vaughan, the Reena Community Residence, creating the first of its kind - a midrise apartment building containing 60 self-contained rental apartments housing 84 individuals with developmental disabilities, brain injury and physical disabilities. The project also contains ground floor amenity and program space to help support the residents and to provide programs for the greater community. Evaluation studies have found that this project has been highly successful in meeting the needs of these individuals. Following this in 2018, Reena began planning the Lou Fruitman Reena Residence, a 79 unit, 138 person apartment building at 919 Clark Avenue West, Thornhill which was completed from concept to occupancy in less than three years. In view of the success of both Residences and the continued growth in need, the Reena Board of Directors has decided to develop a third Reena Community Residence. Reena will be rebuilding on the site of 2 group homes currently operating at 155 and 165 Elm Ridge Drive. As noted, the project is approved as an Open Door initiative and we are working with the Concept to Keys team (C2K) on advancing the project towards a quick development. Council unanimously supported our zoning application (Zoning Bylaw 905-2022, under file 21 226962 NNY 08 OX) on July 22, 2022. We submitted our first site plan application (under the same
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Reena | Toby & Henry Battle Developmental Centre | 927 Clark Ave West, Thornhill ON, L4J 8G6 | info@reena.org | reena.org

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Charitable No. 10609-3642-RR0001
2022-2023

*Reena: Driving Change to Meet
Growing Needs.*

application number) on October 21, 2021. The final submission was in February and the NOAC is expected by mid March. To align with this timing, the 14 residents that lived at the address have worked with Reena to arrange for temporary and/or long-term housing with the same benefits, and all will have moved by the end of March.

Need for Demolition Permit

Reena has also worked with the City to apply for CMHC's Rapid Housing project stream and have submitted a complete proposal. To stay on the schedule required to obtain the funding, we need to advance our demolition and excavation efforts and therefore seek to obtain the demolition permit as quickly as possible.

To fulfill the requirements of the CHMC program, we must complete demolition in May and commence with Shoring & Excavation by June 1, 2023. As there are few North York Community Council meetings available to achieve our goal, it is imperative that the demolition permit application be considered at the first available Community Council meeting.

Reena has engaged with Councillor Mike Colle throughout the approvals process for the proposed development. Councillor Colle is highly supportive of the project and this demolition application, which is needed for Reena to remain on schedule for the necessary funding.

We ask that Toronto Building prepare the demolition report requesting North York Community Council to authorize the demolition of the two residential buildings on the property at the earliest available Community Council meeting date, which is likely April 3, 2023.

Yours sincerely,



Bryan Keshen

CC: Councillor Colle
Abigail Bond
Paula White

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