

Residential Demolition Application – 27 Park Lane Circle

Date: April 28, 2023
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 15 (Don Valley West)

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 27 Park Lane Circle (application no. 23-123349 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 27 Park Lane Circle 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 27 Park Lane Circle without any conditions: or
3. Approve the application to demolish the vacant residential building at 27 Park Lane Circle 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 decision history for this property.

COMMENTS

On March 15th, 2023, Toronto Building received an application to demolish an existing detached house at 27 Park Lane Circle.

A preliminary zoning review application (application no. 22-184114 ZAP 00 ZR) to construct a new three storey detached house has also been submitted and is currently under review. A building permit application has not yet been made.

In a letter dated April 4th, 2023, the owners, Dr. Ann Kapla-Mulholland & Dr. Stephen Mulholland, stated that the proposed replacement building is still going through the Committee of Adjustment Minor Variance application process. They also state that subsequent discussions with design professionals are underway regarding the final detail design.

Dr. Ann Kapla-Mulholland & Dr. Stephen Mulholland also stated that the existing house has been vacant for many months and despite the security measures taken, the house has been subjected to unauthorized entry and vandalism.

At the time of drafting this report, the Minor Variance hearing has since passed and it was the decision of the committee of adjustment that the Minor Variance Application (Minor Variance file no. A012/23NY) was approved on condition.

The application for the demolition of the detached house 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. Survey



2. Letter from Owner – Pg. 1 of 2

Dr. Ann Kaplan-Mulholland & Dr. Stephen Mulholland



April 4th, 2023

**North York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2**

Dear Councillors,

Re: 27 Park Lane Circle Demolition Request

We are the owners of the aforementioned property.

This letter serves to inform you of the ongoing issues at our property located at 27 Park Lane Circle, Toronto, Ontario, in the heart of the Bridle Path. A residential demolition permit application has been recently submitted. We have not yet filed any replacement building permit application since we are still going through a Committee of Adjustment Minor Variance process, as well as the having subsequent discussions among the design professionals and ourselves regarding the final detail design after the minor variance decision, which will take some time.

Meanwhile we have left the house in question vacant for many months in anticipation of the impending reconstruction. Currently, we are away in our other residence in Europe. Despite locked doors and other security measures, the house is subjected to unauthorized entry and vandalisms. On several occasions, the door had been forcibly opened. There are interior and exterior damages, and there is evidence of squatters. Recently, we had flooding in the house. The sump pump was disconnected, and the hose bib had been turned on. The whole basement was flooded. The removal of this house, as soon as possible, will eliminate most of the safety and liability concerns.

We also have neighbours' complaint regarding the unkempt garden, and that this house has become a magnet for questionable people who were attracted to a house been vacant for too long.

We will also need to demolish this house during the waiting period for the conclusion of the minor variance process, to efficiently conduct hydrology survey, soil testing, tree inventory, and other site survey, and site and minor tree clearing. No trees that are subjected to Urban Forestry jurisdiction will be removed or replaced until we have their approval.

Removal of the existing house and clearing of nearby land will also allow us to provide protection and perform minor repairs and restoration of existing and remaining landscape features, such as the outdoor pool and tennis court, which will require clear access and maintenance prior to the future replacement building construction.

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We will also need to remove the existing house to facilitate the transplanting and preservation of perennial shrubs, and install tree protection fencing for staging and preservation of mature trees, with large protection zones, that could then be done more easily.

In order to maintain security and ground safety, and to prepare the site for the eventual replacement building construction, while we are still waiting for the conclusion of the Minor Variance process, and the subsequent detail building and landscape redesign, we would appreciate that this residential demolition request be approved by the North York Community Council.

We hope you will take this information and these reasons for demolition into consideration.

An electronically signed copy of this letter can be taken as an original.

Sincerely

Ann Kaplan Mulholland & Stephen Mulholland

Dr. Ann Kaplan-Mulholland & Dr. Stephen Mulholland