

Residential Demolition Application - 1184 Wilson Avenue

Date: August 3, 2023
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 06 - York Centre

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-family dwelling at 1184 Wilson Avenue is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

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 single-family dwelling at 1184 Wilson Avenue because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single-family dwelling at 1184 Wilson Avenue without any conditions; or
3. Approve the application to demolish the single-family dwelling at 1184 Wilson 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 June 28, 2022, Toronto Building received an application to demolish an existing single detached house at 1184 Wilson Avenue. This property forms part of a development at 1184 Wilson Avenue for a 12-storey condominium apartment building with 262 dwelling units and 263 parking spaces. Rezoning of the lands was approved by Council in November 2019.

In a letter dated August 3, 2023, the owner, First Avenue Properties, states the request for the demolition of 1184 Wilson Avenue is to prepare the site for the future redevelopment.

The application for the demolition of the single detached house 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 1184 Wilson Avenue is residential and the applicant has not received a building 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

Anthony De Francesca
Manager Plan Review
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E-mail: anthony.defrancesca@toronto.ca

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 1184 Wilson Avenue



**FIRST
AVENUE**



August 3, 2023

Toronto Building
City of Toronto – North York District
5100 Yonge Street
Toronto, ON M2N 5V7

ATTN: Anthony De Francesca – Plan Review Manager

**RE: Permit to Construct or Demolish
22 180918 TPS 00 TS
1977366 Ontario Inc.
1184 Wilson Avenue**

Dear Mr. De Francesca,

Please accept this letter as confirmation of our request to reactivate the Demolition Permit Application (22 180918 TPS 00 TS) for the above noted property.

The request is being made to permit the demolition of a dwelling on the site known as 1184 Wilson Avenue. The dwelling has been vacant for a number of years, has fallen into disrepair and has frequently been occupied by squatters, presenting a safety concern. Given our intention to start preparing the site for redevelopment, with a twelve (12) storey mid-rise condominium building, as permitted by City of Toronto Council in May 2022, we are requesting permission to remove the dwelling at this time. In preparation for demolition to occur, all utility services for the dwelling (hydro, water, gas) have been disconnected.

We appreciate your consideration of our request and would be happy to provide you with any additional information as needed. Should anything further be required, please do not hesitate to contact the undersigned at [REDACTED]

Regards,

Adam Grossi MAES, MCIP, RPP
Director, Planning and Development