

Residential Demolition Application – 3364 Bayview Avenue

Date: September 27, 2023
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 18 (Willowdale)

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 3364 Bayview Avenue (application no. 19-178758 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 3364 Bayview 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 3364 Bayview Avenue without any conditions; or
3. Approve the application to demolish the vacant residential building at 3364 Bayview 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 decision history for this property.

COMMENTS

On June 26th, 2019, Toronto Building received an application to demolish an existing detached house at 3364 Bayview Avenue.

This property has already gone through a rezoning application (application no. 18-246300 NNY 24 OZ) and is subject to site specific zoning by-laws 2022-1091 & 2022-1092. A site plan application (application no. 18-246307 NNY 24 SA) has also been submitted and is currently under review. A replacement building permit application has not yet been made.

The property at 3364 Bayview Avenue, in conjunction with the lands known as 3358 Bayview Avenue, 3360 Bayview Avenue & 3362 Bayview Avenue, is intended to be developed as two blocks of townhouses, containing a total of 17 dwelling units.

In a letter dated September 12th, 2023, the owner, Fortune 8 Real Estate Inc., stated that they are proceeding with the project and are making some revisions to the design, in coordination with their architect, prior to making their next submission to the city.

The owner also stated that the existing house has been vacant for some time and they are concerned that the property may begin to appear in disrepair and negatively impact the quality of the streetscape. They also indicate that in spite of their efforts to secure the vacant home, it has been forcefully entered on multiple occasions. The owner states that this is not only a safety concern for the neighbourhood, but the dilapidated state of the home causes a safety concern for the people who break in as well.

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

Alex Shemilt
Manager, Plan Review
Toronto Building, North York District
Tel: (416) 395-0464, E-mail: Alex.Shemilt@toronto.ca

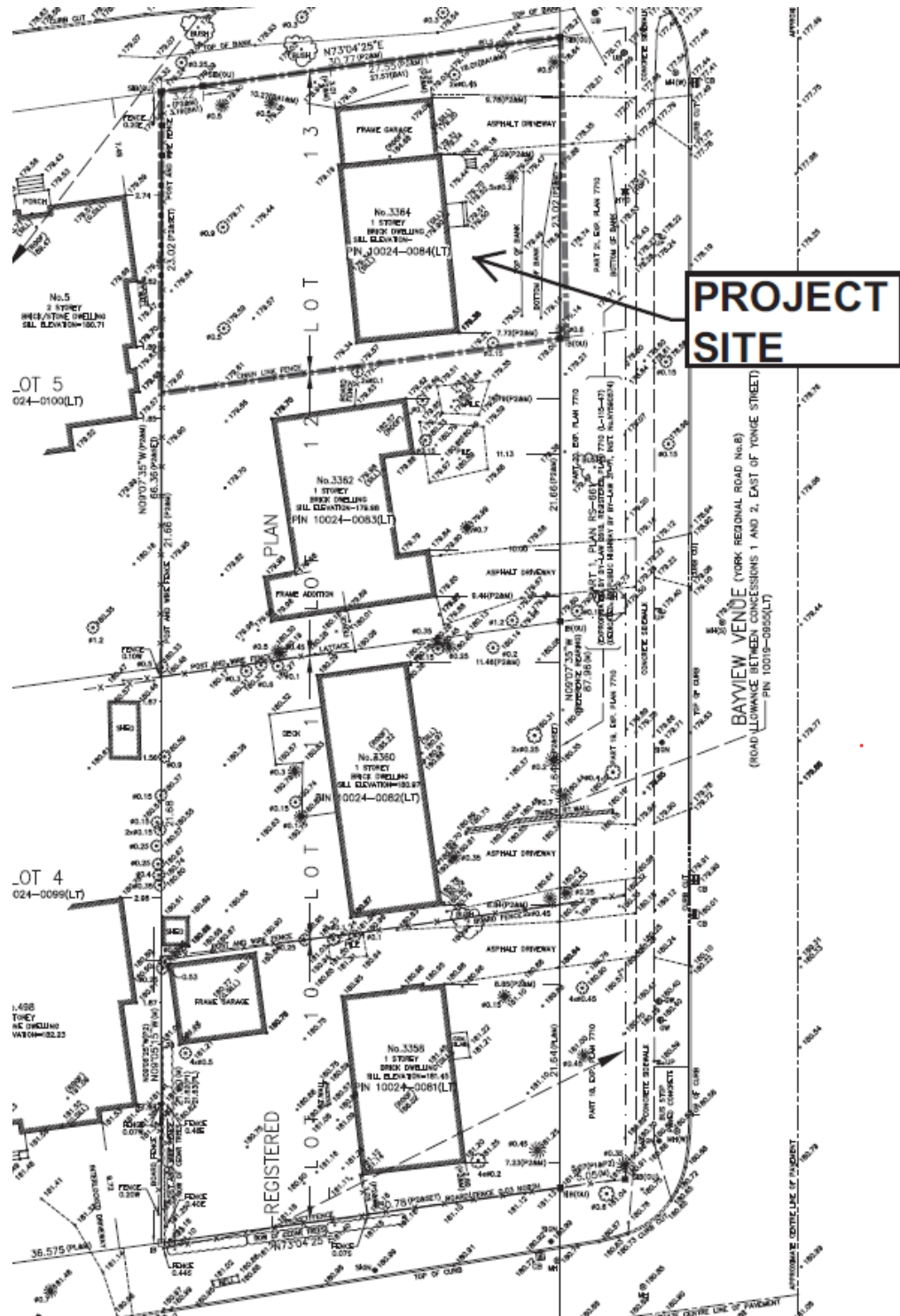
SIGNATURE

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

ATTACHMENTS

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1. Survey



2. Letter from Owner – Page 1 of 2

Fortune 8 Real Estate Inc
20 Ballyconnor Court
North York, ON M2M 4C6

September 12, 2023

Building Department
City of Toronto, North York District
North York Civic Center
5100 Yonge Street, 1st Floor
North York, ON M2N 5V7

Attention: Natasha Zappulla
Director/Deputy Chief Building Official

Re: 3358, 3360, 3362, 3364 Bayview Avenue
Demolition of Residential Units (Detached Homes) North York

Dear Natasha:

We are applying to demolish four detached homes in the former City of North York. We are formally requesting permission to the demolition of 4 residential units located on the west side of Bayview Avenue, comprising the entire block frontage between Ruth Avenue and Genelia Avenue. The four properties are 3358, 3360, 3362 and 3364 Bayview Avenue. There is one and only residential unit per each of these four blocks - each address is a single family detached home, and none of the homes have or have ever had a secondary residential suite.

A brief synopsis of the project is as follows. We have had the site rezoned for two blocks of townhomes, 17 units total, fronting Bayview Avenue with a through-block laneway on the west side of the property. This proposal was approved by City Council, with staff in support, on July 19, 2022. The Rezoning File Number is 18 246300 NNY 24 OZ. The Site Plan Approval application, still under review, is File Number 18 246307 NNY 24 SA. We are proceeding with the project and are making some revisions to the design in coordination with our architect, Makow Associates Architects, Inc., prior to making our next submission to the city.

All of the homes on the site have been vacant, and water, electricity and gas connections were disconnected when we purchased the properties in 2017. We are concerned that the properties' state of disrepair may have begun to negatively impact the quality of the streetscape. Despite our efforts to secure the vacant homes, they were forcefully entered on multiple occasions, causing a safety concern for the neighbourhood. The dilapidated state of the homes causes a safety concern for the people who break in as well. We wish to manage the site by demolishing the buildings and cleaning up the site until such time as we are ready to begin construction. Following demolition, debris and demolished material will be removed, the site will be fenced, any holes or depressions will be filled in and the site will be sodded and maintained, until the commencement of construction.

Thank you very much for your assistance. Please advise if you require anything further in order to advance the release of a demolition permit for these units. You can reach out to Angela Li at 416-886-0399, if you have any questions about the proposed work.

Regards,

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Fortune 8 Real Estate Inc