

Residential Demolition Applications – 63-91 Montclair Avenue

Date: February 01, 2023
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 12 (Toronto- St. Paul's)

SUMMARY

This staff report is regarding a matter for which the Toronto and East York Community Council has delegated authority to make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the applications for the demolition of 2-storey, 3-storey and townhouse single-family residential units and associated garages at 63, 65, 67, 71, 73, 75, 77, 79, 81, 81A, 83, 85, 87, 89, 91 Montclair Avenue (Application Nos. 22-225425 DEM 00 DM, 22-225430 DEM 00 DM, 22-225437 DEM 00 DM, 22-225446 DEM 00 DM, 22-225454 DEM 00 DM, 22-225366 DEM 00 DM, 22-225360 DEM 00 DM, 22-225354 DEM 00 DM, 22-225349 DEM 00 DM, 22-225228 DEM 00 DM, 22-225390 DEM 00 DM, 22-225396 DEM 00 DM, 22-225400 DEM 00 DM, 22 225408 DEM 00 DM and 22-225415 DEM 00 DM) in preparation for a new 18 & 19 storey building containing 419 units and 2 levels of underground parking garage, are being referred to the Toronto and East York Community Council for consideration to refuse or grant the applications, including conditions, if any, to be attached to the permit applications because Toronto Building received written objections.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition applications for 63, 65, 67, 71, 73, 75, 77, 79, 81, 81A, 83, 85, 87, 89, 91 Montclair Avenue, and decide to:

1. Refuse the applications to demolish the existing 2-storey, 3-storey and townhouse single-family dwellings and associated garages because Toronto Building received written objections; or
2. Approve the applications to demolish the existing 2-storey, 3-storey, townhouse single-family dwellings and associated garages without any conditions; or
3. Approve the applications to demolish the existing 2-storey, 3-storey, townhouse single-family dwellings and associated garages 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On November 3, 2022, applications were submitted to demolish 15 existing 2-storey, 3-storey and townhouse dwellings and associated garages at 63, 65, 67, 71, 73, 75, 77, 79, 81, 81A, 83, 85, 87, 89, 91 Montclair Avenue.

On November 21, 2023, three written objection letters and two letters of concern were received from local residents with respect to the proposed demolitions. The attached letters that were submitted are included as attachment 2 of this report.

The Ward Councillor has been notified of the applications. The subject properties are not designated as Heritage under Section 29 of the Ontario Heritage Act.

The lands are not within a Toronto and Region Conservation Authority regulated area.

CONTACT

Diana Yacoub, Manager, Plan Review.Toronto and East York District
T (416) 395-7534 E-mail: Diana.Yacoub@toronto.ca

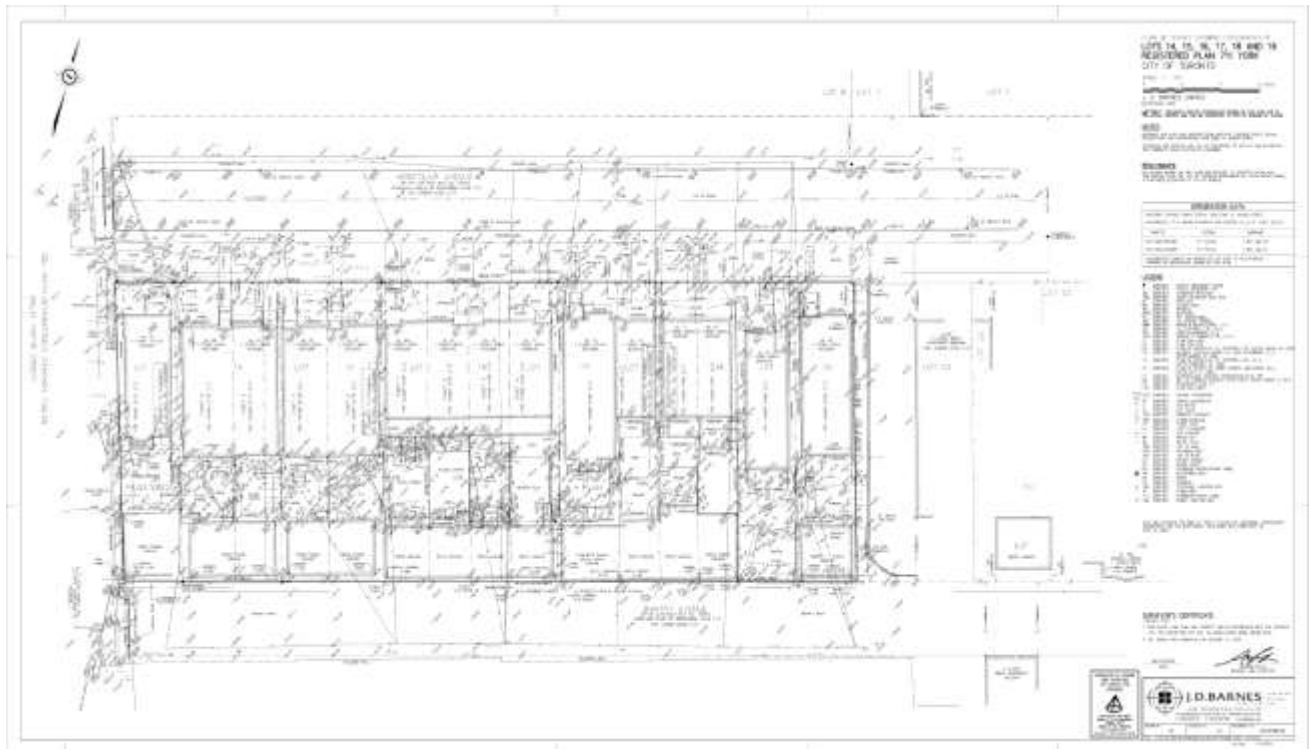
SIGNATURE

Bill Stamatopoulos
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Property Boundary Map
2. Objection Letters

1. Property Boundary Map



ANNE WEISZ [REDACTED]

NOV 21 2022

Director and Deputy Chief Building Official
Toronto Building Toronto and East York District
100 Queen Street West
Toronto, ON M5H 2N2

15 November, 2022

To Whom It May Concern,

Re:
Location: 89 Montclair Ave
Application Number: 22 225408 DEM 00 DM

It is such a sad shame that these buildings were approved.

I understand that the City has provided the public an opportunity to object to the demolition of these fifteen single homes. Seems a bit late now in that the development has already been approved, even though there was substantial opposition from the neighbourhood. These 15 homes could easily have been turned into a lovely tiered 7 to 9 storey building, a more appropriate scale for the area, with plenty of profit to the developer and to the city.

Not sure why buildings on many main thoroughfares are being restricted in height while a residential dead end is not. For example, along Eglinton Ave near the Eglinton West subway, along Sheppard near the Sheppard West subway and new builds along Avenue Road just to name a few where building heights are not nearly as tall.

Overall I feel that the development is overwhelming in size and does absolutely nothing to benefit to neighbourhood and surrounding area. The towers would be an absolute blight, blocking valuable sunlight to the neighbouring properties and increasing congestion to an already congested area. These Parallax buildings are a detriment to the neighbourhood and should never have been approved. I object to this development.

Regards,
Anne Weisz



NOV 21 2022

David F. Shamoon

November 11, 2022

Director and Deputy Chief Building Official
Toronto Building Toronto and East York District
100 Queen Street West
Toronto, ON M5H 2N2

RE: 63-91 MONTCLAIR DEVELOPMENT

It seems that a demolition is about to start on these properties to make way for two high-rise condo buildings. I would like to object to this demolition and the subsequent development in the strongest terms. Pretty much everyone in this neighbourhood is against this project as it is planned: two buildings of almost twenty stories each, with a connecting building on a dead-end street, full of fragile seniors. The traffic congestion, already dense in this area (you should see the line-up of cars on Heath Street West and Spadina at various times of day), will become totally unmanageable. And that is only one of many reasons why this project should not proceed as is.

We are not advocating for no development, because Toronto needs housing. But why not have one that is a little more sane, like a building(s) that is under ten stories, in keeping with others on the street? After some tiny modifications to the original plan, we were forced to agree to an outrageously harmful development that will negatively impact our neighbourhood. It may be too late, but I strenuously object to this travesty.

Sincerely,



David F. Shamoon

NOV 21 2022

To Whom it May Concern at City of Toronto
re: proposed, imminent Montclair Ave Demolition work:

Nov 16, 2022

Addendum to our previous Submission sent Nov 11, signed by 32 of my fellow building residents at 80 Montclair (included below for your reference).

Addendum: Extreme Fire (& Legal) Risk, from a former Fire Crew Capitan

An additional extreme concern 'if' you allow the demo to proceed is that Fire and Emergency vehicles will have no timely realistic hope of reaching our street with the area's already-notorious frequent gridlock, I see it every day, resulting in injuries, deaths, mental anguish, etc, etc, especially in that there are a very high number of seniors on this street.

Even grass road shoulders are unnavigable due to many trees, fire-hydrants, etc. Should death or disaster occur, fingers will be pointing I'm sure.

It is clearly unrealistic and impossible to consider this a safe situation for residents, ie, a clear and present risk of disaster and death for one or many due to lack of fire and emerg access.

Extreme Legal Risk to City and any approvers?

Also, do residents even realize this risk of non-access, or badly hindered access? Surely they must be notified of greatly increased risks, and government officials informed. Isn't the City being put at great legal risk?

Thank you again for your time and for reconsidering this highly inappropriate project.

With my deepest sincerity and thanks,

Chester Hill –

(I prefer not to use a phone due to potential data breaches.)



Previous note, as mentioned:

I have strong background in relevant fields and have several strong concerns/strenuous objections for which I ask that Parallax be paralyzed permanently before they even begin any work:

But first, it's good to know that you will act on these concerns of residents, or you would not have asked us, and thanks for doing so. Every neighbour I've asked supports my comments (not limited to the undersigned).

As a former Fire Crew Captain and industrial-construction firefighter – highly experienced with fire, health, ventilation, and other safety standards and issues related to construction / demolition work sites – I am deeply concerned and distressed about the 'proposed' demo directly across from my home at 80 Montclair, and from where I work daily for a major financial firm in media. I also have an MBA in Industrial Operations from Ivey Business School, so am familiar with business aspects.

1. First, please address the extreme dust that will enter surrounding buildings (guaranteed in these situations), ESPECIALLY when close-by higher buildings cause wind to circle constant dust clouds back into Montclair buildings at the centre – think 9/11 tower dust on this area. Bad enough, but have you considered that elderly, asthmatics and others on breathing machines, ventilators,

etc, could even be triggered to die or suffer deep distress? Has Montclair been audited for these people? Or how to address their situations when their medical emergencies arise?

2. Re: Street blockage by large vehicles, hydraulic diggers, their trailers, etc, causing lack of emergency access -- especially when they cause blockage to the innumerable delivery/ garbage/ maintenance trucks, residential traffic, and access to already-busy Spadina -- never mind that they must 'try to' turn around on this narrow, long, dead-end street -- **this will be impossible to address while also keeping the demo and tower build even near schedule** -- has this neighbourhood area road blockage been planned in the great detail needed?

3. Noise will amplify, we sit in a giant echo chamber; Montclair Ave is unique in many ways, as it lies surrounded by numerous larger, taller residential towers on 3 sides -- this will create a perfect giant echo and dust chamber which will certainly affect the mental health of not only elderly and children, but all residents. Imagine your home with diesel engines revving very loudly, back-up beepers screeching, loud shouting, etc, 7 am-11pm, 6-days/week. BTW, if this project is forced on us residents... please ensure that we don't hear a PEEP, a BEEP, an engine, a truck door slam, etc BEFORE 7 AM! I am a terrible sleeper -- except in the early morning hours -- I need my sleep to not to feel like garbage all day, as will my many neighbours, even for mental health if nothing else.

4. So, what of significance will be done about these serious, possibly life and death, concerns? This build should never have been approved by the Traffic department or anyone else (I have name in Traffic dept who admitted they didn't do an actual study (on a community call).) If you/The City, are not listening seriously, that infers there is no intention on acting on these concerns/requests? If not, sorry to say, I stand ready to contact major local media and social outlets to call out all concerned if anything like all the above transpires.

I and my neighbours eagerly look forward to hearing you realistic, detailed prepared plans to address all these situations. And if not, please take our complaints seriously and stop the atrocity of the demolition, not to mention the towers that are meant to follow.

Thank you, Chester Hill - [REDACTED]

Chester Hill

NOV 21 2022

1/3

To Whom it May Concern at City of Toronto, re: proposed Montclair Demolition work:

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Thank you, Chester Hill -- [REDACTED]

1 Chester Hill
2 Fatmir Dalli

Continued on reverse and

2/3 Gableady

3 Joanna Reading

4 Patricia Ogura

5 ~~John O' -~~

6 Adrian Maclean

7 ~~John~~

8 Patricia Robinson

9 Simon Chowdhury

10 In MARKY RIMPLED

11 Mike Okuda

12 ~~Gregory~~

13 Avostar Vasar

14 ~~John~~

15 ~~John~~

16 ~~John~~

17 ~~John~~

18 ~~John~~

19 Linda Patti

20 Rozana Kotin

21 ~~John~~

22 ~~John~~

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	ERIC TULL	ER TULL	[REDACTED]
24	Daniel Bay	Daniel Bay	[REDACTED]
25	S HIRSCH	SE HIRSCH	[REDACTED]
26	ABRAMCHUK	[REDACTED]	[REDACTED]
27	VANESSA GRAY	Gray	[REDACTED]
28	Jeff Stolberg	Stolberg	[REDACTED]
29	VALERI VIDAKOVIC	Valeri Vidakov	[REDACTED]
30	Elizabeth Vitek	E. Vitek	[REDACTED]
31	Senisa Soenardjo	Senisa	[REDACTED]
32	Lynn L.	Lynn L.	[REDACTED]
