

Residential Demolition Application - 319 High Park Avenue

Date: April 28, 2023
To: Toronto and East York Community Council
From: Bill Stamatopoulos, Director and Deputy Chief Building Official
Wards: Ward 4 (Parkdale - High Park)

SUMMARY

This staff report is about 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 Toronto Municipal Code, Ch. 363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing two-storey detached single family dwelling and detached garage at 319 High Park Avenue (Application No. 23 133710 DEM 00 DM) is being referred to the Toronto and East 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 has not been issued for a replacement building.

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 application for 319 High Park Avenue, and decide to:

1. Refuse the application to demolish the two-storey detached single family dwelling and detached garage buildings because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the two-storey detached single family dwelling and detached garage buildings without any conditions; or
3. Approve the application to demolish the two-storey detached single family dwelling and detached garage buildings 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 history for this property.

COMMENTS

On April 13, 2023, the agent, acting for the owner of the property, submitted an application for the demolition of an existing two-storey detached single family dwelling and detached garage at 319 High Park Avenue (Application No. 23 133710 DEM 00 DM). A building permit for the replacement building has not been issued.

A letter from the owner advised that the existing house is proposed to be replaced with a new 3-storey multi-unit residential property and that they are currently in the process of Site Plan Control Application. Demolition of the existing two-storey detached single family dwelling and detached garage is being requested while this application is in progress due to concerns of break-ins, vandalism, and safety.

The application for the demolition has been circulated to Urban Forestry and the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

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SIGNATURE

Bill Stamatopoulos

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

ATTACHMENTS

1. Letter from Owner
2. Survey of 319 High Park Avenue

Attachment 1: Letter from Owner

City of Toronto – Community Council

100 Queen Street West

Toronto, Ontario

M5H 2N2

Re: 319 High Park Ave. Toronto, Ontario, M5H 2N2

File No: 23-133710- DEM- 00 DM

I, _____ are the registered owners of the above-mentioned matter. We purchased the property in October of 2021 and it has since been vacant due to its condition.

We have recently applied to the City of Toronto to replace the existing house with a new 3-Storey multi-unit residential property and are currently in the process of Site Plan Control Application.

During the past year, the house has been falling piece by piece, there has been several break ins as homeless people have entered the premises, and several vandalism events. Although we have done everything to secure the place, we feel that it is unsafe to keep the house. As we have a safety concern for our neighbors and the society, we feel that it is the right decision to demolish and prevent any hazardous activity to occur and have therefore requested for demolition prior to the permit.

We hereby request to have the demolition authorized while the current application is in progress.

Yours very Truly,

