

Residential Demolition Application – 680 Northcliffe Boulevard

Date: October 27, 2023
To: Toronto and East York Community Council
From: Acting Chief Building Official and Executive Director - Toronto Building
Wards: Ward 12 (Toronto- St. Paul's)

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 the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of the existing one storey single detached dwelling at 680 Northcliffe Boulevard (Application No. 23-213762 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or to grant the application, including any conditions, if any, to be attached to the demolition permit application because a building permit application for the replacement building has not been applied for.

The demolition application is being referred to the Toronto and East York Council because the building proposed to be demolished contains one residential dwelling unit and there are no replacement building permits to be issued at this time.

RECOMMENDATIONS

Acting Chief Building Official and Executive Director, Toronto Building, recommends that the Toronto and East York Community Council give consideration to the demolition permit application for 680 Northcliffe Blvd, and decide to:

1. Refuse the application to demolish the existing one storey single family detached dwelling because there is no building permit to replace the building on the site; or
2. Approve the application to demolish the existing one storey single family detached dwelling without conditions; or

3. Approve the application to demolish the existing one storey single family detached dwelling 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

There are no financial impacts to the City resulting from the recommendations in this report.

DECISION HISTORY

There is no City Council or Community Council decision history for this property.

COMMENTS

On October 12, 2023, an application was submitted to the City by the owner, 2857803 ONTARIO LIMITED, seeking to demolish the existing one storey single family detached dwelling located at 680 Northcliffe Boulevard.

The demolition of the single-family dwelling is in preparation for the construction of a 38-storey mixed use building prior to the issuance of the building permit for the replacement building.

In their letter requesting the issuance of the demolition permit, the owner seeks to proceed with demolition because of concerns with squatters during the winter, vandalism and potential structural and fire hazards as the building has been vacant for several years and is in a state of disrepair.

Furthermore, by demolishing the existing dwelling in advance, the property owner intends to conduct geotechnical testing for soil analysis to assist with the structural and geotechnical design of the buildings. The owner also intends to begin site preparation for construction to ensure that there are no health and safety issues in the interim.

The property owner entered into a Site Plan Agreement (Application No. 23-138551 STE 12 SA) with the City of Toronto on April 27, 2023, to facilitate the redevelopment of the subject property with a proposed 38-storey mixed-use building with commercial retail at-grade, one level of below grade parking and 520 residential units, including 14 rental replacement units.

The applicant anticipates that a full building permit application will be submitted to Toronto Building by Summer 2024.

The application for the demolition has been circulated to the Heritage Preservation Services, Urban Forestry and the Ward Councillor. The existing building is not designated a historical building.

Site and Surrounding Area

The subject property is located on the corner of Vaughan Road and Northcliffe Boulevard.

CONTACT

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

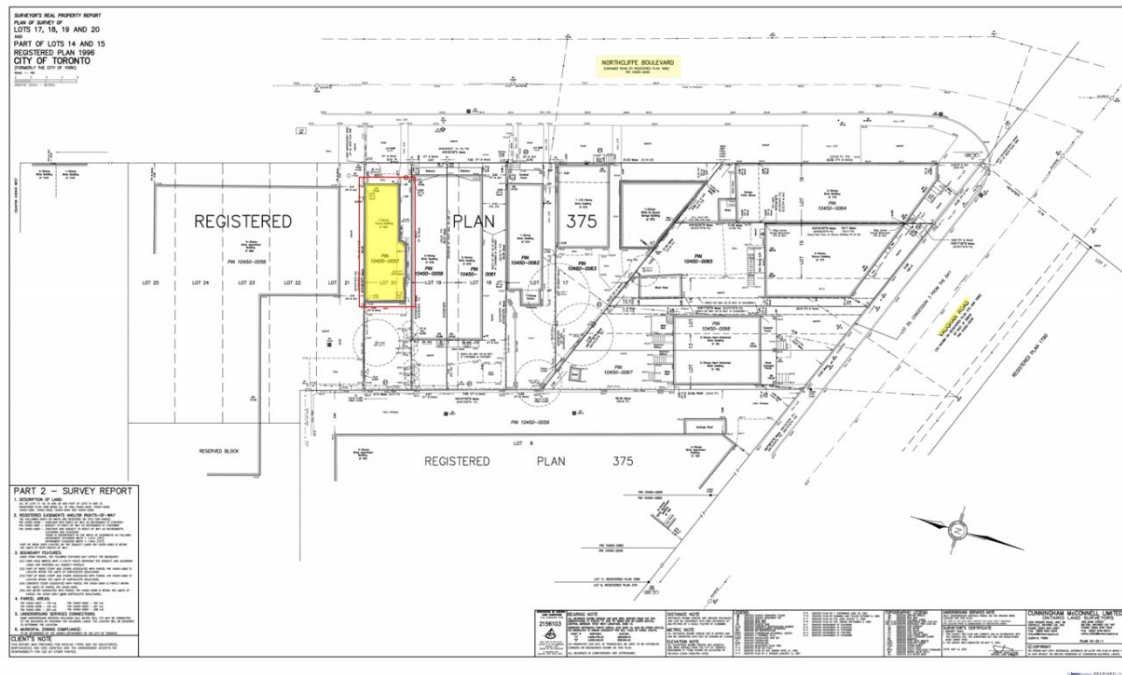
SIGNATURE

Kamal Gogna, P.Eng
Acting Chief Building Official and Executive Director, Toronto Building,
Toronto and East York District

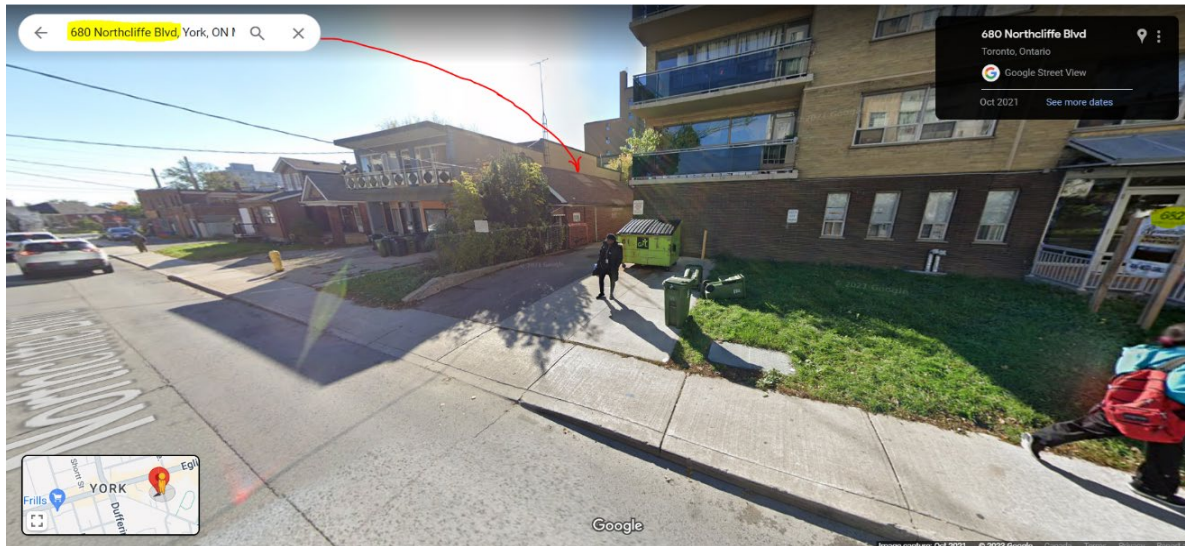
ATTACHMENTS

1. Site Plan
2. Photo
3. Map
4. Letter from Applicant

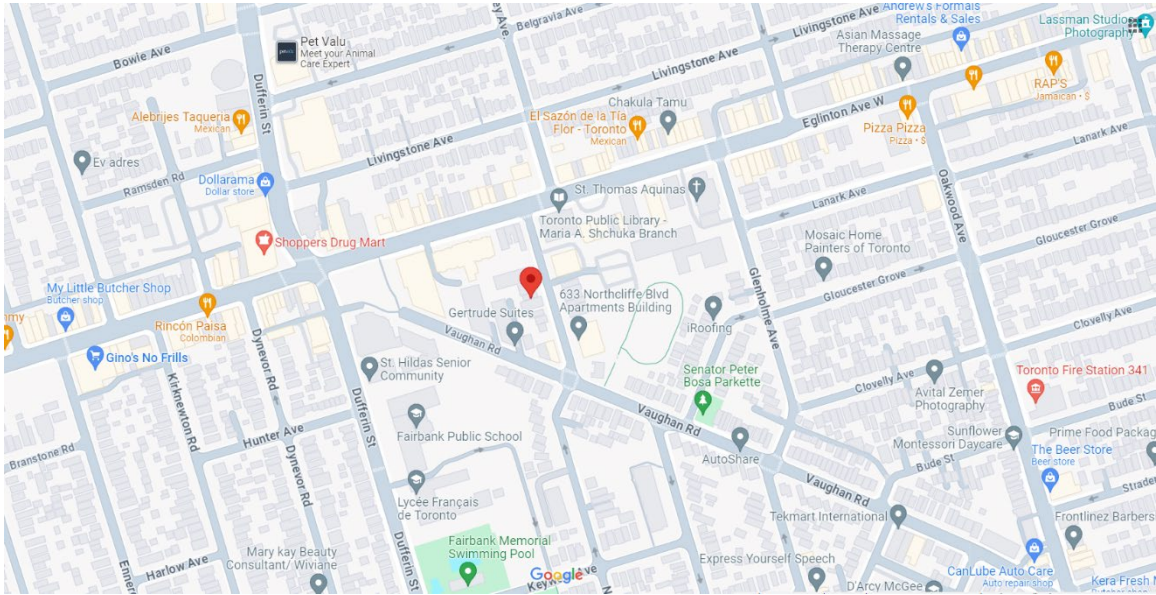
1. Site Plan – 680 Northcliffe Boulevard



2. Photo - showing the house



3. Map – Showing the location of the house (major intersection Vaughan Road and Northcliffe Boulevard



4. Letter from Applicant



October 24th 2023

Annie Daicopoulos
Application Examiner
City of Toronto Building Department

Subject: Demolition Permit Application for Vaughan Road and Northcliffe Boulevard Development

Dear Ms. Daicopoulos,

I am writing to submit the necessary documentation and express my interest in obtaining a demolition permit for the single storey house located at 680 Northcliffe Boulevard. This house is part of an assembly of land parcels for our proposed development at the northwest corner of Vaughan Road and Northcliffe Boulevard. The application is in accordance with the recommended amendments to the Official Plan and Zoning By-law, aiming to permit the construction of a 38-storey mixed-use building, inclusive of a mechanical penthouse, to facilitate the growth and enhancement of the surrounding area. The purpose of this letter is to provide a brief overview of the project and its significant details, as well to provide a rationale for the demolition of this house.

The proposed mixed-use building is envisioned to be a remarkable addition to the community, providing a total gross floor area of 30,250 square metres. It is designed to accommodate 519 dwelling units, including 16 replacement rental units, catering to a diverse range of housing needs within the vibrant neighborhood. Additionally, approximately 500 square metres of non-residential space will be incorporated, contributing to the local commercial landscape. By undertaking this development, we aim to revitalize the area while ensuring responsible urban planning and sustainable design principles. Our project team has worked diligently to create a concept that seamlessly integrates with the existing urban fabric, maintaining the overall character of the neighborhood. The proposed building will occupy a strategic location in close proximity to the Fairbank LRT station, allowing for convenient access to public transportation and promoting sustainable urban development.

The house at 680 Northcliffe Boulevard has been vacant for a number of years and is currently in a state of dis-repair. We have been advised by the neighbour that the property is often subject to vandalism, squatters, and general nuisance, and we are of the opinion that it should be demolished in the public interest. Furthermore, by demolishing this house, we intend on conducting geotechnical testing for soil analysis to assist our structural and geothermal system design.

In order to proceed with the design development, we kindly request your support in granting the necessary demolition permits for the existing structures at the specified location. These permits will eventually enable us to clear the site and commence construction, ultimately contributing to the positive transformation of the area.

I have enclosed the relevant planning applications and supporting documents for your review. Please find attached:

1. Complete permit application forms for each dwelling to be demolished
2. Tree declaration form
3. Municipal road damage deposit form
4. Owner's acknowledgement for demo control
5. Infill public notice declaration form
6. Existing survey, signed by land surveyor
7. Rental housing demolition and conversion form
8. Demolition permit application checklist



We are confident that our proposed development aligns with the long-term vision for the area and will bring numerous benefits to the community, including increased housing options, economic growth, and enhanced public spaces.

Thank you for considering our application. We are excited about the potential of this project and look forward to the opportunity to contribute to the positive development of the area. Should you require any additional information or need further clarification, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Construction Manager