

Residential Demolition Application – 3 May Tree Road

Date: January 3rd, 2024
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 15 (Don Valley West)

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 3 May Tree Road (application no. 23-221554 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 3 May Tree Road 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 3 May Tree Road without any conditions; or
3. Approve the application to demolish the vacant residential building at 3 May Tree Road 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 November 2nd, 2023, Toronto Building received an application to demolish an existing detached house at 3 May Tree Road.

A preliminary zoning review application (application no. 22-213794 ZAP 00 ZR) to construct a new two storey detached house was also submitted and a zoning certificate was issued on December 1st, 2023. A building permit application has not yet been made.

In a letter dated October 30th, 2023, the owners, Ashraf Amelhelali & Ehsan Mansourifar, stated that the proposed replacement building has already gone through the Committee of Adjustment Minor Variance application process and they are currently in the process of finalizing the construction documents and building permit application.

Within the letter, Ashraf Amelhelali & Ehsan Mansourifar also stated that having the house demolished prior to the issuance of the building permit will enable them to commence the lot grading and installation of the storm water retention system as soon as possible.

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
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Toronto Building, North York District
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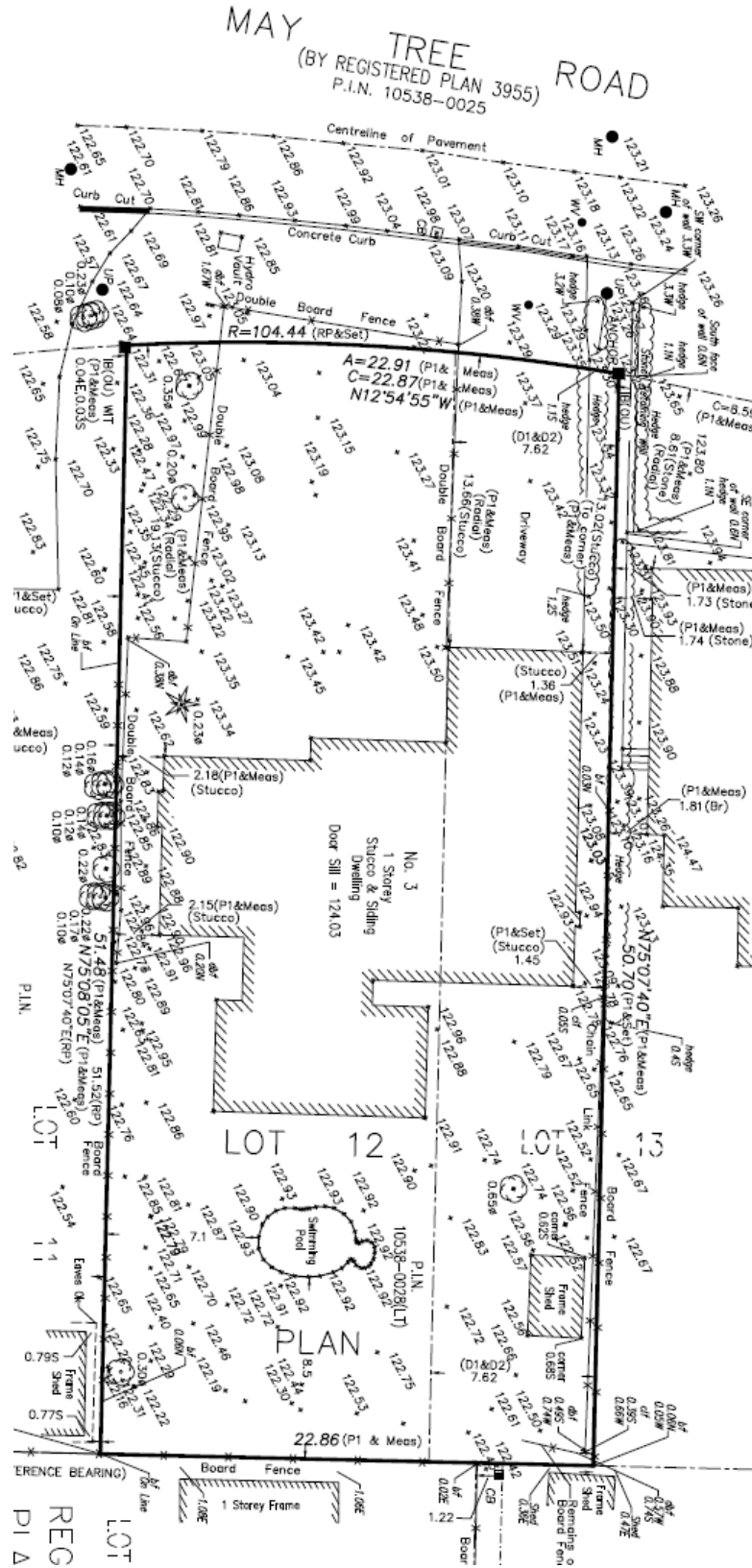
SIGNATURE

Nick Samonas
Director & Deputy Chief Building Official
Toronto Building, North York District

ATTACHMENTS

1. Survey
2. Letter from Owner

1. Survey



2. Letter from Owner



January 5, 2024

Building Department
City of Toronto, North York District
North York Civic Centre
5100 Yonge St., 1st fl. North York ON M2N 5V7

Attention: Natasha Zappulla
 Director

Re: 3 May Tree
 Demolition of Residential Units (Detached Homes)

Natasha –

We are formally requesting permission for the demolition of a single residential unit located in Hogg's Hollow at 3 May Tree Road. There is one and only residential unit on the property, which is a single family detached home, which does not have or has ever had a secondary residential suite.

A brief synopsis of the situation is as follows. We received Committee of Adjustment approval for a new custom home on the lot on June 8, 2023. We are in the process of finalizing our construction documents and building permit application.

As a condition of Committee of Adjustment approval, we have retained a Professional Engineer to prepare a site grading plan for the property. As part of his work, he has also done calculations to ensure that the proposed new home will have a net benefit to the surrounding area for all storms up to and including the 100-year storm event. Part of his plan includes installing a storm water retention system on the property.

Having the house demolished prior to the issuance of the construction permit will enable us to commence the lot grading at the back of the property and installation of the storm water retention system as soon as possible.

All of these site works will take some time, as will finalization of the building permit. In the interest of reducing the total construction period, including demolition, and reducing the period in which construction and demolition activities may be disturbing to our neighbors, we are asking that permission be granted now for demolition of the existing house.

Please reach out to me with any questions,

Regards,

A blue ink handwritten signature is visible above a large black rectangular redaction box that covers the printed name of the sender.