

Residential Demolition Application - 26, 28, 36 & 38 Hounslow Ave

Date: January 19, 2024
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 18 - Willowdale

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the applications for the demolition of six single family dwellings at 805, 807, 811 & 813 Glencairn Ave is being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition applications for 26, 28, 36 & 38 Hounslow Ave and decide to:

1. Refuse the applications to demolish the single family dwellings because there is no permit to replace the building on the site; or,
2. Approve the applications to demolish the single family dwellings without conditions; or
3. Approve the applications to demolish the single family dwellings 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 489; 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 history for this property.

COMMENTS

On October 31, 2023, Toronto Building received demolition permit applications to demolish the existing single-family dwellings at 26, 28, 36 & 38 Hounslow Ave.

This is a future development site which will contain a 24-storey mixed use building containing 306 dwelling units. The four properties have been vacant for approximately 4 years and have become un-inhabitable due to poor conditions. Demolition of the four buildings is proposed to prepare the lands for the planned development.

The subject 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 demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 26, 28, 36 & 38 Hounslow Ave are residential, and the applicant has not received a permit to replace the building or to redevelop the site. In such a case, Chapter 363 Article 6 of the City of Toronto Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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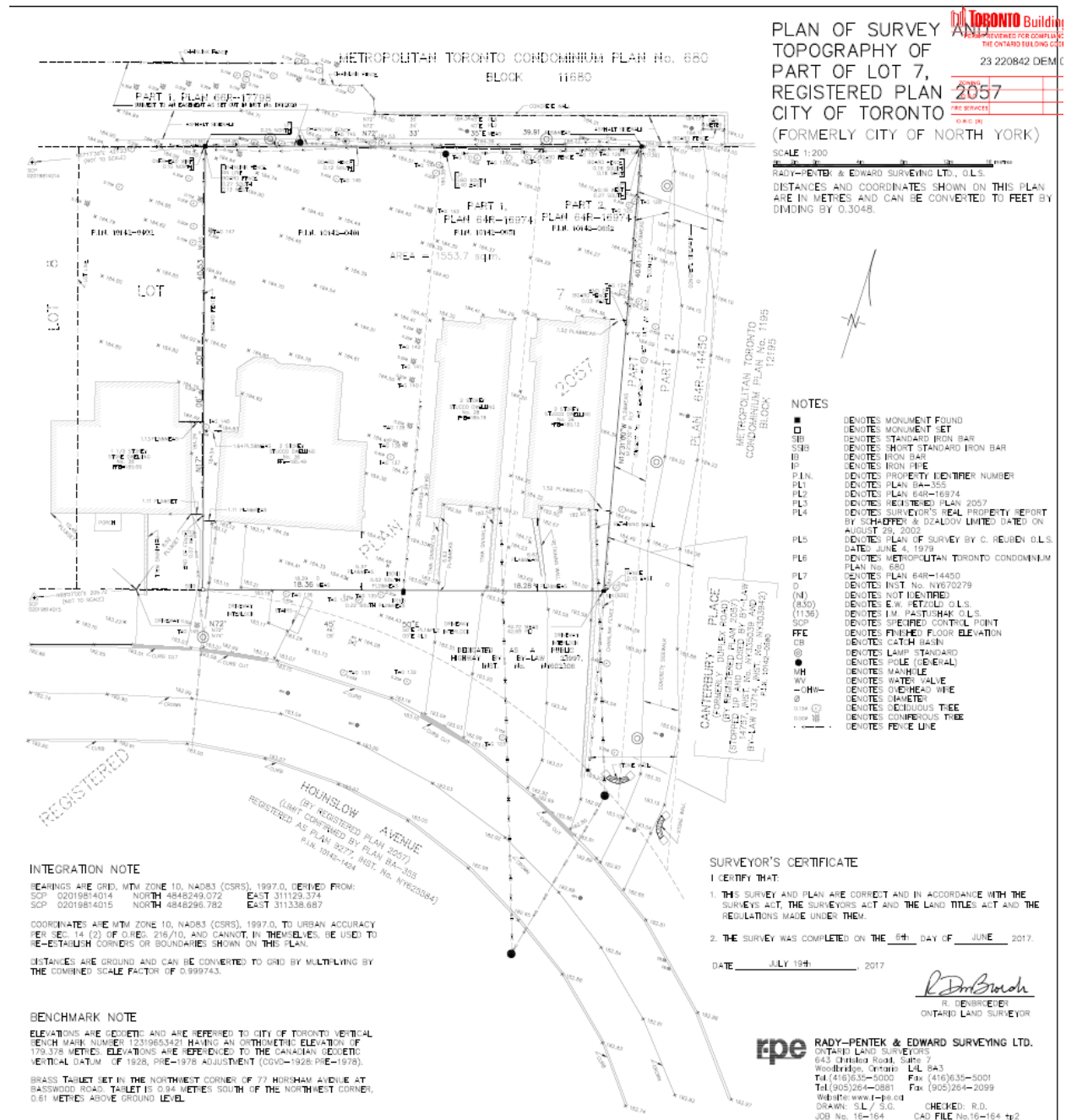
SIGNATURE

Nick Samonas
Director and Deputy Chief Building Official (Acting)
Toronto Building,
North York District

ATTACHMENTS

1. Site Plan
2. Request letter

Attachment 1: Site Plan



Attachment 2: Request Letter



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October 20, 2023

City of Toronto
Toronto Building
North York District
5100 Yonge Street
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M2N 5V7

Re: Application for a Demolition Permit 26,28,36,38 Hounslow Ave.

Hounslow Holding Inc are the owners of 26,28,36 and 38 Hounslow Ave. We purchased the properties to redevelop them into a residential high-rise condominium. We have been working with planning staff as well as the local councilor to design an appropriate building for the four properties. The Planner we are working with is Shareefah Rene. Our Proposals are to redevelop and intensify an underutilized site with an appropriately scaled, compact and transit-oriented residential development which leverages the site's location within the North York Urban Growth Centre, its proximity to the Finch Transit Hub, as well as its proximity to existing frequent transit routes, jobs, community services and facilities, and shopping opportunities within North York Centre. The proposal includes the redevelopment of the site with a residential building with a height of 24 storeys (73.95 metres, excluding a 5.8-metre-tall mechanical penthouse). The residential building will consist of a 5-storey pedestrian-scale podium element, topped with a well-articulated 19 storey tower element above. The proposal includes 306 residential units in a mix of unit suite sizes, adding to the supply of housing in North York Centre. We are currently still reviewing the designs with the planners and local councilor.

When we purchased the site the houses they were vacant at that time. They were previously owner occupied. The houses have been unoccupied in excess of four years. Over this period of time the houses have been broken into and vandalized multiple times. In addition animals have also accessed the premises and caused further damage to the interior and exterior. The interior of the houses are not habitable due to the severe damage. For safety we disconnected the electrical and gas on the street for each of the houses. Most of the windows have been broken. The window openings are currently boarded with plywood to prevent animals and vandals from accessing these houses.

For all of the reasons noted above we have decided to apply for the demolition of these homes.

Thank you

A handwritten signature in purple ink, appearing to read "Adam Parsons", with a long, flowing horizontal stroke extending to the right.

Adam Parsons
Senior Manager Land