

## Residential Demolition Application – 2655 Bayview Avenue

**Date:** February 5, 2024  
**To:** North York Community Council  
**From:** Director and Deputy Chief Building Official, Toronto Building  
**Wards:** Ward 15 (Don Valley West)

### SUMMARY

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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 2655 Bayview Avenue (application no. 20-202068 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

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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 detached house at 2655 Bayview Avenue because there is no permit application to replace the building on the site; or,
2. Approve the application to demolish the vacant detached house at 2655 Bayview Avenue without any conditions; or
3. Approve the application to demolish the vacant detached house at 2655 Bayview Avenue 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**

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Future property tax may change due to a change in the property's classification.

## **DECISION HISTORY**

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There is no decision history for this property.

## **COMMENTS**

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On October 2<sup>nd</sup>, 2020, Toronto Building received an application to demolish an existing detached house at 2655 Bayview Avenue.

This property has already gone through a rezoning application (application no. 13-282215 NNY 25 OZ) and is subject to site specific zoning by-laws 2020-0978 & 2020-0979. A replacement building permit application has not yet been made.

The property at 2655 Bayview Avenue, in conjunction with the lands known as 2659 Bayview Avenue & 15 Old Colony Road, is intended to be developed as two single detached houses fronting on Old Colony Road and 10 townhouse units fronting onto Bayview Avenue.

In a letter dated February 5<sup>th</sup>, 2024, the owner of the property, Reza Shamsipour, states through his consultant that he wishes to sell his property at 15 Old Colony Road which requires the demolition of the building at 2655 Bayview Avenue as the building is currently encroaching onto the newly established property lines of 15 Old Colony Road.

The letter states that the existing detached house at 2655 Bayview Avenue is in very poor and unlivable conditions and has remained vacant for over six years. There are leaks in the roof which have resulted in the wide spread of mould in the building. All utilities to the building have been disconnected.

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**

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Manager, Plan Review  
Toronto Building, North York District  
Tel: (416) 395-0464, E-mail: Alex.Shemilt@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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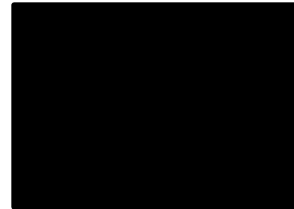
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## 2. Letter from Owner – Page 1 of 2



Alex Shemilt, Manager, Plan Review  
Toronto Building, North York District  
City of Toronto  
North York Civic Centre  
5100 Yonge Street  
Toronto, ON M2N 5V7  
Email: Alex.Shemilt@toronto.ca



Date: February 5, 2024

**Subject: 2655 Bayview Avenue – Application for Demolition Permit**  
**File Number: 20-202068 DEM 00 DM**

Dear Mr. Shemilt,

On behalf of the owner, Reza Shamsipour, Arcadis Professional Services (Canada) Inc. ("Arcadis") is submitting this cover letter in support of the demolition permit application for the property municipally known as 2655 Bayview Avenue. This letter was requested by the City to prepare the reports for community council and will describe the rationale as to why a demolition permit is required.

The existing 1-storey single detached dwelling is in very poor and unlivable condition. The building was previously used as a single dwelling unit, but it is currently vacant and has been vacant for over six years. Due to multiple leaks in the roof, water damage is throughout the building resulting in the wide spread of mould inside the building. In addition, all utilities to the building are disconnected.

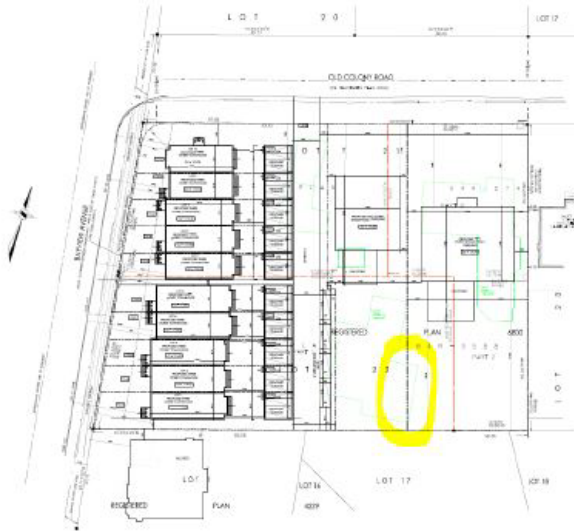
The property at 2655 Bayview Avenue is part of a larger development proposal which received approval from the Ontario Municipal Board and Local Planning Appeal Tribunal for amendments (By-law 979-2020) to the City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known as 2655 and 2659 Bayview Avenue and 15 Old Colony Road. The approved development proposal consisted of two single detached dwelling units along Old Colony Road, and 10 townhouse units fronting onto Bayview Avenue. By-law 979-2020 is attached to this letter for reference.

During the rezoning process, a reference plan was registered to establish new lot lines for the development proposal. The change in lot lines impacted 15 Old Colony Road and 2655 Bayview Avenue which resulted in the building on 2655 Bayview Avenue encroaching onto the property of 15 Old Colony Road. The reference plan 66R-31829 is attached to this letter for reference.

Currently, the owner has a desire to sell his property at 15 Old Colony Road and will require the demolition of the encroaching building at 2655 Bayview Avenue prior to any sale.

The site plan of the development proposal is shown in *Figure 1* below with the area of encroachment circled in yellow.

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*Figure 1: Site Plan, 2655 & 2659 Bayview Avenue and 15 Old Colony Road.*

We kindly request that North York Community Council issue approval of the demolition permit application. Please contact the undersigned should you have any questions or require additional information.

Sincerely,

**Arcadis Professional Services (Canada) Inc.**

Simon Yee, MCIP RPP



CC. Reza Shamsipour