

Residential Demolition Application - 805, 807, 811 & 813 Glencairn Ave

Date: January 19, 2024
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Wards: Ward 08 - Eglinton-Lawrence

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 805, 807, 811 & 813 Glencairn 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 December 14, 2023, Toronto Building received demolition permit applications to demolish the existing single-family dwellings at 805, 807, 811 & 813 Glencairn Ave.

This is a future development site which will contain a 30-storey mixed use building containing 362 dwelling units and 143 below grade parking spaces. All four properties are currently occupied. The owner plans to disconnect the utilities and vacate all buildings upon obtaining the demolition permits. Demolition of the four buildings is proposed to allow for the installation of a geothermal system ahead of a future 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 805, 807, 811 & 813 Glencairn 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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Toronto Building
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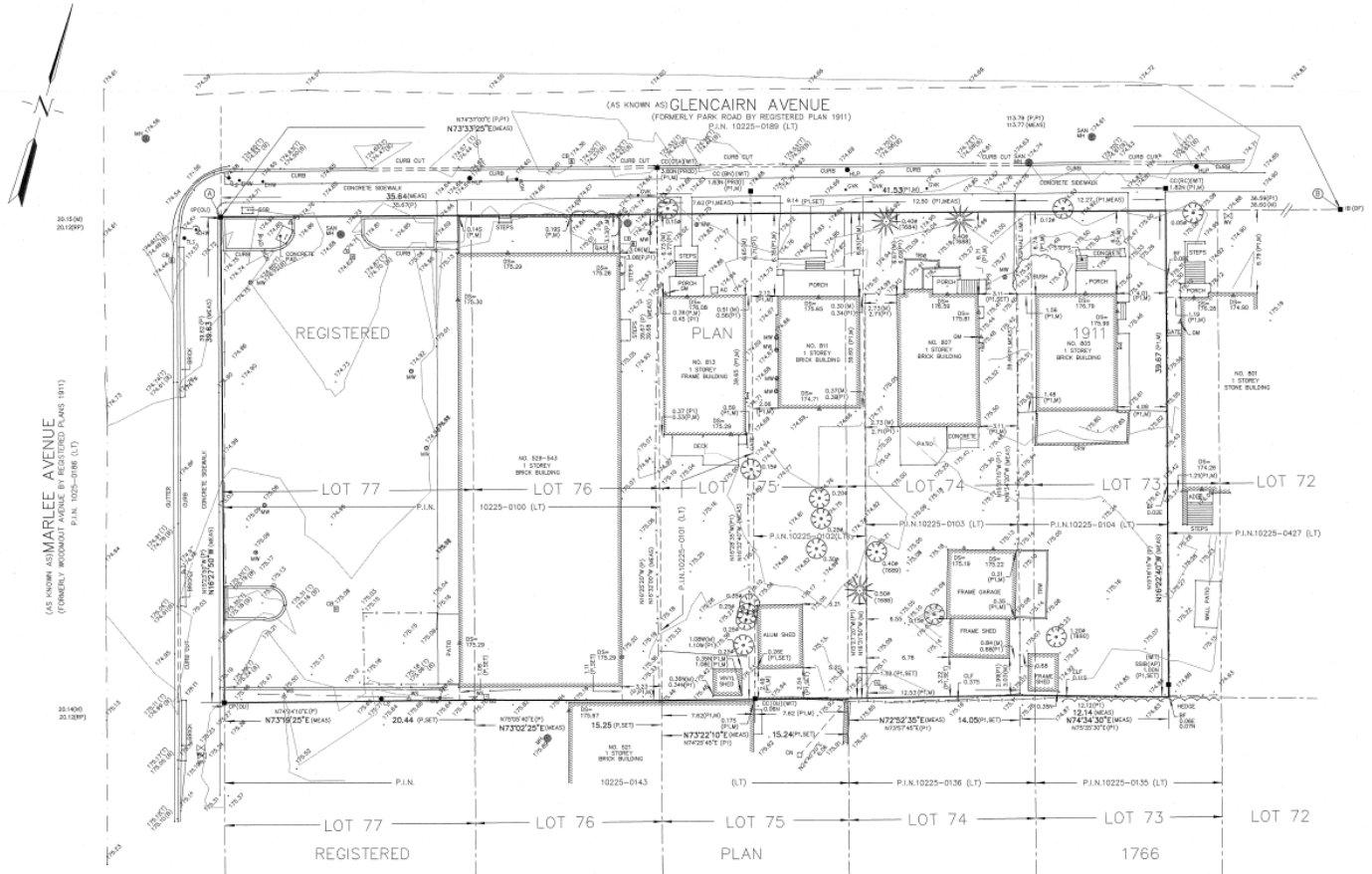
SIGNATURE

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



POINT ID	NORTHING	EASTING
GRP A	4840998.710	309342.971
GRP B	4841031.914	309452.092

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

(1) THE MTM COORDINATES LISTED ABOVE COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 FILED UNDER THE SURVEYORS ACT
 (2) THE MTM COORDINATES LISTED ABOVE ARE TO BE USED FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY AND CANNOT BE USED TO RE-ESTABLISH THE PROPERTY CORNERS OR BOUNDARIES SHOWN HEREON

Attachment 2: Request Letter

WILDE CONDOS INC.
150 FERRAND DRIVE, SUITE 802
TORONTO, ON M3C 3E5
Tel: 416-649-4470 Fax: 416-497-3809

November 22, 2023

Toronto Building- North York District
5100 Yonge Street, 1st Floor
Toronto, ON M2N 5W4

Attention: Toronto Building Applications
Re: Purpose of Demolition
805-813 Glencairn Avenue

To whom this may concern,

We are providing this letter as a response to the request from the Toronto Building Applications Department in support of a residential demolition permit application. This site is subject to the redevelopment of a high-rise condominium development in conjunction with the adjacent commercial plaza (529-543 Marlee Avenue). Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications received a Notice of Complete on December 1, 2021, a Site Plan Control (SPC) application received a Notice of Complete on March 15, 2022, and a Draft Plan of Condominium (Draft Plan) received a Notice of Complete on August 12, 2022.

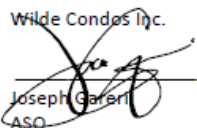
Subsequently the OPA and ZBA were appealed to the Ontario Land Tribunal (OLT). On October 11, 2023 City of Toronto Council approved a settlement offer for the redevelopment which in principle approved these applications. Given this milestone the SPC application is now advancing with a resubmission intended to be submitted to city staff before the end of the year. The redevelopment consists of a 30-storey tower with three levels of below grade parking.

Due to the advancements of the planning applications our company is preparing to take the building to the market next year. These milestones also trigger the need to initiate some on-site works, including drilling a number of test boreholes for a geothermal system. A geothermal system was agreed to as part of a settlement with the city. The geothermal field is intended to be across these four properties, however, the current space between the houses is not sufficient to get the necessary equipment into the rear yards to drill. This drilling has uncertain timelines and can cause other delays as we have seen on other sites (including our project The Dylan across Marlee Avenue), therefore, it is necessary to demolish these houses in advance of receiving the NOAC and submitting our other building permit applications. If we are unable to do the appropriate testing it could jeopardize our ability to use this environmentally beneficial clean technology for the project.

Three of the dwellings are being occupied by family and friends of the company at no cost and the fourth is a rental unit. Based on our experience at other sites, leaving dwellings vacant can result in safety issues such as fires being started, drug use and vandalism. All utilities are still connected at this time, once permits are ready to be granted the dwellings will be vacated and the appropriate processes will be initiated to disconnect all utilities.

We trust this is sufficient information to clarify the purpose of the demolition and what the future construction consists of.

Sincerely,

Wilde Condos Inc.
Per: 
Joseph Gareri
ASO