

Residential Demolition Application - 2 Greenview Avenue

Date: March 8, 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 application for the demolition of a single family dwelling at 2 Greenview Avenue 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 application for 2 Greenview Avenue and decide to:

1. Refuse the application to demolish the single-family dwelling because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single-family dwelling without any conditions; or
3. Approve the application to demolish the single-family 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

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 March 8, 2024, Toronto Building received an application to demolish an existing single-family dwelling at 2 Greenview Avenue.

In a letter dated March 7, 2024, the owner, 776022 ONTARIO INC. states the request for the demolition of 2 Greenview Avenue is to permit the demolition of the existing building to facilitate the expropriation of a part of the subject property by the City of Toronto needed for a road widening, the Beecroft Road extension.

In a letter dated March 12, 2024, Transportation Services provided a letter explaining the rationale to support the demolition proposal. At its meeting of February 7, 2024, City Council approved the expropriation of all proposed properties affected by the Beecroft extension, including 2 Greenview Avenue. There is a negotiated agreement in place with the owner of 2 Greenview Avenue for part of the property in which the existing house straddles the proposed division line. The negotiated agreement for the property requires the current owner to demolish the single-family dwelling.

The application for the demolition of the single-family dwelling has been circulated to 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 demolition application is being referred to the North York Community Council because the building proposed to be demolished at 2 Greenview Avenue is residential and the applicant has not received a permit to replace the building. 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

Anthony De Francesca
Manager Plan Review,
Tel: 416-395-7549;
E-mail: anthony.defrancesca@toronto.ca

SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter from Applicant
3. Letter from Transportation Services

Attachment 2. Letter from Applicant

776022 Ontario Limited

4685 Yonge Street, Suite 200
North York, ON M2N 5M3

March 7, 2024

DELIVERED BY EMAIL

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

**Re: Residential Demolition Application (Without Replacement)
Address: 2 Greenview Avenue, City of Toronto
Applicant: 776022 Ontario Inc.**

To whom it may concern:

I am the president of 776022 Ontario Inc. ("776022"), the owner of 2 Greenview Avenue, Toronto ("Subject Property"). On behalf of 776022, please accept this application for a demolition permit to remove an existing single detached residential dwelling without replacement on the Subject Property ("Existing Building").

The purpose of this application is to permit the demolition of the Existing Building to facilitate the expropriation of a part of the Subject Property by the City of Toronto needed for a road widening, namely the Beecroft Road extension.

In addition to the Subject Property, the directors of 776022 have an interest in 4 Greenview Avenue, 38 Finch Avenue West, 40 Finch Avenue West, 42 Finch Avenue West and 7 Eldora Avenue, all of which are within the block bounded by Finch Avenue West, Eldora Avenue, Hendon Avenue and Greenview Avenue.

The Subject Property is a rectangular-shaped lot comprising an area of approximately 350 square metres, with 10.16 meters frontage on Greenview Avenue and extending for a depth of approximately 34.7 metres. The Subject Property is occupied with a small bungalow.

The City issued a Notice of Application for Approval to Expropriate Land on August 19, 2022 to expropriate the Subject Property for the purpose of constructing the extension of Beecroft Road. The City has also taken additional steps on the expropriation process. The notice states the City of Toronto will require a fee simple taking of the entirety of the Subject Property ("Expropriation").

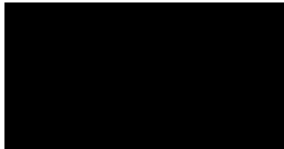
The Existing Building will inevitably be demolished by the City to facilitate the road widening. The City may decide to expropriate a part of the lands, instead of taking the entire Subject Property. A partial taking of the Subject Property will have numerous benefits, including reducing the cost to the City associated with the Expropriation and maximizing the intensification potential of the Subject Property and surrounding lands.

Please find enclosed:

- Application for a Permit to Demolish;
- Survey;
- Infill Declaration Form;
- Municipal Road Damage Deposit Form;
- Tree Protection Bylaw Declaration; and,
- Single Family Opting Out of Solid Waste Management Collection.
- Also attached are photographs of the existing house at 2 Greenview Avenue.

We trust that the attached application package and explanation is satisfactory. Should you have any questions, please contact the undersigned.

Yours truly,



ATTACHMENT 3. - Letter from Transportation Services



Jacquelyn Hayward
Director, Planning, Design and
Management

Transportation Services

City Hall
100 Queen Street West
22nd Floor, East Tower
Toronto, Ontario M5H 2N2

Tel: 416-392-5348
Jacquelyn.Hayward@toronto.ca

March 12, 2024

Anthony De Francesca
Plan Review Manager
North York District

**RE: Demolition of building structure
2 Greenview Avenue**

Dear Mr. Anthony de Francesca,

This letter is in response to your request for a rationale supporting the proposal to demolish the building at 2 Greenview Avenue.

The subject property is located along the alignment of the Beecroft Extension, as identified in the 1993 Uptown Service Road Environmental Assessment (EA). The existing house is located within the future right-of-way, hence its demolition is required before the road construction can start. Based on the property requirements identified in the EA, City staff have initiated the expropriation of several properties along Greenview Avenue, including the subject property. At its meeting of February 7, 2024, [City Council approved](#) the expropriation of all proposed properties, including 2 Greenview Avenue.

As indicated in the Stage 2 Expropriation Staff Report and in order facilitate the project in a timely manner, Corporate Real Estate Management staff have been engaged in efforts to acquire the property required for the project through a negotiated agreement with the owner of 2 Greenview Avenue. The negotiated agreement currently under discussion is only for a part of the property. The existing house would straddle the proposed division line. As such, a negotiated agreement for the property requires the current owner to demolish the single-detached house. As the City initiated the Stage 2 expropriation process, the demolition must occur by April 30, 2024.

If the efforts to reach a negotiated agreement with the owner are not successful, staff will proceed to expropriate the 2 Greenview Avenue property in its totality. Under such circumstances, the single-detached dwelling would continue to require demolition prior to the road construction of the road. Therefore, Transportation Services staff is requesting that authority is granted to proceed with the demolition of the building on 2 Greenview Avenue.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Hayward", written over a light blue circular stamp.

Jacquelyn Hayward
Director
Planning, Design and Management
Transportation Services

