

Residential Demolition Application – 2 Lailey Crescent

Date: April 18th, 2024
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 18 (Willowdale)

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 2 Lailey Crescent (application no. 22-152229 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 detached house at 2 Lailey Crescent because there is no permit application to replace the building on the site; or,
2. Approve the application to demolish the detached house at 2 Lailey Crescent without any conditions; or
3. Approve the application to demolish the detached house at 2 Lailey Crescent 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 May 27th, 2022, Toronto Building received an application to demolish an existing detached house at 2 Lailey Crescent. A replacement building permit application has not yet been made.

In a letter dated April 10th, 2024, the owner, 2 Lailey Crescent Inc., state that the property was purchased from the previous owner on October 25th, 2021 and at the time of purchase, the property was in a state of disrepair.

Within the letter, 2 Lailey Crescent Inc. also state that that their initial intention upon purchase was to demolish the existing house and rebuild a new one. However, they advise that during the planning stages their plans were put on hold pending the passage of legislation allowing intensification of single zoned lots. They believe the property is well suited for a multiplex but require additional research to determine the best utilization.

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

SIGNATURE

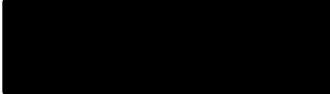
Nick Samonas
Director & Deputy Chief Building Official (Acting)
Toronto Building, North York District

ATTACHMENTS

1. Survey
2. Letter from Owner – Page 1 of 2
3. Letter from Owner – Page 2 of 2

2. Letter from Owner – Page 1 of 2

2 Lailey Crescent Inc



April 10, 2024

City of Toronto
North York Civic Centre
5100 Yonge Street, 1st floor
Toronto, Ontario
M2N 5V7

Attention: Alex Shemilt
Manager, Plan Review

Dear Mr. A. Shemilt

Re: 2 Lailey Crescent
22 152229 DEM 00 DM

I am writing to inform you that I am the owner of 2 Lailey Crescent, Toronto, Ontario. The property was purchased from the previous owner on October 25, 2021. At the time of purchase, the property was vacant and in a state of disrepair. It remains vacant and has not been occupied for several years due to its condition.

It has come to our attention that the previous owner was an absentee landlord who leased out this 1950's single-detached two-bedroom bungalow for over 30 years. It appears that the last tenant passed away in the house. The property was neglected and deteriorating when we acquired it. The gas and water meters were disconnected and removed before our purchase, and the hydro has also been disconnected. There is no hot water tank in the house, and the furnace does not function. Additionally, there is mold in the basement, and tree roots have infiltrated the main sanitary lines, causing continuous plumbing issues when water was functional.

Our initial intention upon purchase was to demolish the existing house and rebuild a new one. However, during the planning stages in 2022/2023, there were

3. Letter from Owner – Page 2 of 2


discussions regarding intensification at both the Province and the Municipal level. Consequently, our plans were put on hold pending the passage of legislation concerning intensification of single zoned lots in the City of Toronto.

We believe that the optimal use of 2 Lailey Crescent involves some form of multiple use to align with the city's intensification objectives. While the lot is well-suited for a multiplex, we require further research to determine the best utilization. Nonetheless, the current state of the house presents an eyesore and potential liability, making its removal imperative.

Attached, please find pictures illustrating the current condition of the house, along with a survey of the lot confirming its suitability for intensification.

If you have any questions, please feel free to contact me at [REDACTED]

Sincerely,
2 Lailey Crescent Inc.



Richard Herlick
ASO