

## **Residential Demolition Application - 788 Sheppard Ave West**

**Date:** April 16, 2024  
**To:** North York Community Council  
**From:** Deputy Chief Building Official and Director, Toronto Building  
**Wards:** Ward 06 York Centre

### **SUMMARY**

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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 788 Sheppard Ave W 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**

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The Toronto Building Division recommends that the North York Community Council give consideration to the demolition application for 788 Sheppard Ave W and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or
3. Approve the application to demolish the vacant residential building with the following conditions:

- a) That construction fences 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 that the site 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 history for this property.

## **COMMENTS**

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On March 18, 2024, Toronto Building received an application to demolish an existing single detached house at 788 Sheppard Ave W.

In a letter that was provided by the owner, it states the request for the demolition of 788 Sheppard Ave W is to remove the existing building due to its poor condition and is not fit for occupancy. The subject property is located next to the First Filipino Canadian Seventh Day Adventist Church which owns the residence. Their intention is to redevelop the lands to expand their church parking and add a community center on the site.

The existing building is vacant and is still connected to sewer and water. All other utilities are disconnected. Municipal Licensing and Standards has confirmed that the building is vacant and boarded up.

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 788 Sheppard Ave W 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**

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## **SIGNATURE**

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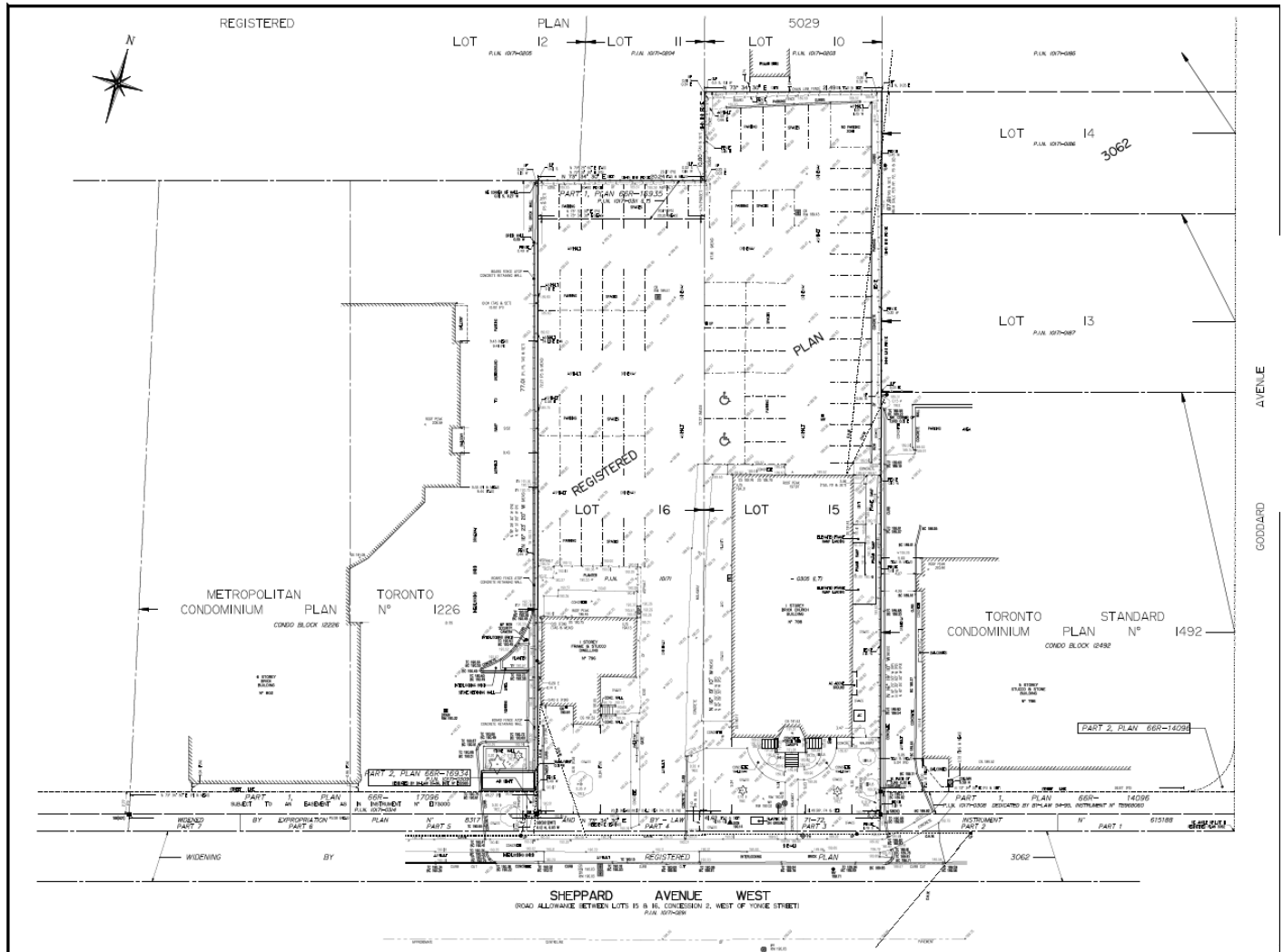
Nick Samonas  
Director and Deputy Chief Building Official (Acting)  
Toronto Building  
North York District

## **ATTACHMENTS**

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1. Site Plan
2. Letter from Applicant

Attachment 1: Site Plan



## Attachment 2: Letter from Applicant

Monday, April 15, 2024

North York Community Council  
5100 Yonge Street,  
North York, ON, M2N 5V7

Dear North York Community Council,

We at the First Filipino-Canadian Seventh-Day Adventist Church are writing to request for the demolition of a house located on our property at 788 Sheppard Avenue West, without a replacement building. This house, which has remained vacant until this day, is adjacent to our main church building and is no longer fit for occupancy.

Given that only water and waste services are actively connected, with all other utilities disconnected, we believe the demolition of this structure will allow us to better utilize the space. Our plan is to expand our existing parking facilities in the short term. Additionally, we envision the development of a community centre on this site in the future, although this project is not expected to commence within two years.

We trust that this change will provide significant benefits to our church and the broader community, aligning with our goals of improving accessibility and services.

Thank you for considering our request. We look forward to your response.  
God bless you.

Sincerely,

First Filipino-Canadian Seventh-Day Adventist Church  
788 Sheppard Avenue West,  
North York, ON, M3H 2T1