

Residential Demolition Applications – 323-329 Balliol Street

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

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 applications for the demolition of the existing semi-detached houses at 323 Balliol Street (application no. 24-137486 DEM 00 DM), 325 Balliol Street (application no. 24-137500 DEM 00 DM), 327 Balliol Street (application no. 24-137505 DEM 00 DM) and 329 Balliol Street (application no. 24-137510 DEM 00 DM) are 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 applications to demolish the semi-detached houses at 323, 325, 327 & 329 Balliol Street because there is no permit application to replace the building on the site; or,
2. Approve the applications to demolish the semi-detached houses at 323, 325, 327 & 329 Balliol Street without any conditions; or
3. Approve the applications to demolish the semi-detached houses at 323, 325, 327 & 329 Balliol Street 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 April 17th, 2024, Toronto Building received applications to demolish existing semi-detached houses at 323, 325, 327 & 329 Balliol Street.

These properties have already gone through a rezoning application (application no. 23-140195 NNY 15 OZ) which has been approved. A replacement building permit application has not been made.

The properties at 323, 325, 327 & 329 Balliol Street are intended to be developed as an outdoor amenity area for the students at an existing private school located at 445 Mount Pleasant Road, known as Greenwood College School.

In a letter dated May 3, 2024, the owners of the property, Greenwood College School, state that the demolition permits for 323-329 Balliol Street are required now as they advise that the safest time to remove these buildings is during the summer months when students and staff from both Greenwood College school and other neighbourhood schools are away and residential traffic is at its lowest during the year.

The applications for the demolition of the semi-detached houses has been circulated to Urban Forestry and the Ward Councillor. The buildings are 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 lands are not within a Toronto and Region Conservation Authority regulated area.

CONTACT

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SIGNATURE

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

ATTACHMENTS

1. Existing Site plan
2. Letter from Owner

2. Letter from Owner

443 Mount Pleasant Road
Toronto, ON M4S 2L8
T 416 482 9811 F 416 482 9188
greenwoodcollege.org

May 3, 2024

Dear Mr. Shemit,

Thank you for your follow up on our demolition applications. Our responses to your queries are as follows:

Rationale for why Demolition Permits are required:

Per the NOTICE OF PASSING OF ZONING BY-LAW 401-2024 pertaining to file number 23 140195 NNY 15 OZ, the design of the scheme sets out to create a much needed outdoor recreation space for Greenwood College School which includes an artificial turf field, storage shed and some hard and soft landscaped gathering spaces. Currently the school does not have this space available for their students. The site is comprised of properties located at 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street. The buildings located on Mount Pleasant are the subject of Demolition Permits 23 156155 DEM 00 DM and 23 156172 DEM 00 DM and those buildings have now been removed.

The next step for the School is to safely remove the houses located at 323, 325, 327 and 329 Balliol Street. The safest time to remove these is during the summer months when students and staff from both Greenwood College school and other neighbourhood schools are away and; residential traffic is at its lowest during the year.

Specific responses:

Current Condition of the building

The various houses located at 323, 325, 327 and 329 Balliol Street are in structurally sound condition and have been well maintained by Greenwood College School since taking ownership.

Confirmation of the number of dwelling units in the building

Each of the houses located at 323, 325, 327 and 329 Balliol Street are a single dwelling house.

Why is a replacement building not being proposed and, what is the proposed future use of the property if the demo permit is issued?

Greenwood College School are proposing to provide a much needed outdoor recreation space for their student population where currently they do not have this facility. In generating this space, there is a need to demolish the buildings located on the properties 323, 325, 327 and 329 Balliol Street

Is the building is still occupied/tenanted?

The buildings located at 323, 325, 327 and 329 Balliol Street are currently empty.

Are utilities still connected?

All utilities remain connected. Applications have been made to have these disconnected. These are gas, water, sewer, Bell.

We look forward to getting onto the agenda for the next Council meeting on June 4th. Thank you for your assistance with this.

Sincerely,

Sarah Bruce

Sarah Bruce
Principal

Greenwood 