

## **Residential Demolition Application - 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 & 3202 Yonge St**

**Date:** June 5, 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 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 & 3202 Yonge St 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 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 & 3202 Yonge St 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**

---

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 21, 2023, Toronto Building received demolition permit applications to demolish the existing commercial/residential units at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 & 3202 Yonge St.

This is a future development site which will contain a 11-storey mixed-use building containing 115 dwelling units and ground floor retail. The twelve properties contain a total of six (6) residential units in which five(5) are rental. All the commercial and residential units have been vacated and all utilities have been disconnected. In addition, City Planning has issued a Notice of Preliminary Approval for the Rental Housing Demolition Application. Demolition of the buildings is proposed to enhance community safety and remove visual impacts to the neighbourhood ahead of the planned 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. Municipal Licensing and Standards has confirmed that the building is vacant and secured from entry.

The demolition applications are being referred to the North York Community Council because the buildings proposed to be demolished at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 & 3202 Yonge St contain residential units and the applicant has not received a permit to replace the building(s) 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**

---

Anthony De Francesca  
Manager, Plan Review  
Toronto Building  
Tel: 416-395-7549  
E-mail: [Anthony.DeFrancesca@toronto.ca](mailto:Anthony.DeFrancesca@toronto.ca)

## **SIGNATURE**

---

---

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

## **ATTACHMENTS**

---

1. Site Plan
2. Request letter

[illegible]

## Attachment 2: Request Letter



400-1131A Leslie Street  
Toronto, ON M3C3L8  
t. 416 548 5590 | f. 416 548 5591  
montcrest.com

June 5, 2024

Anthony De Francesca  
Plan Review Manager  
City of Toronto, North York District  
5100 Yonge Street  
North York, ON  
M2N 5V7

**RE: DEMOLITION PERMIT APPLICATIONS (23-125193 DEM - 23-125408 DEM)  
3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202 YONGE ST,  
TORONTO ON**

Dear Mr. De Francesca,

Montcrest Asset Management ("Montcrest") filed applications to demolish the above noted properties on March 20, 2023. We received comments from multiple stakeholders at the City and responses have been provided. I understand that you are now tasked with writing a report to Council on our request for demolition. This letter is intended to provide an update on the status of our proposed development and the lands.

We rezoned the subject lands in 2022 to permit the construction of an 11-storey mixed use building with 115 residential units and a ground floor retail. A site plan approval application was submitted, and we have addressed nearly all comments provided by the City.

When we first applied for demolition permits, we stated that demolition was required to complete additional soil and groundwater testing. This is needed to finalize the required Record of Site Condition (RSC). We also stated that additional soil testing (where the building is currently located) may also be required to satisfy requirements of the Toronto Transit Commission (TTC) due to the proximity of the proposed development to the western entrance of Lawrence Station. The RSC process could take more than a year to complete after demolition occurs which is why we are asking the City to issue a demolition permit now prior to the issuance of a permit to construct the new building being proposed.

We have made further progress on our proposed development since our applications for demolition were initially submitted. On April 19, 2024, the City issued final approval for our Rental Housing Demolition and Conversion application. As of today, all units, both residential and commercial, are vacant. All utilities have been shut off. Gas and water service has been disconnected at the property line. Toronto Hydro is waiting for the issuance of the demolition permit before physically removing the lines providing power to each building.

The image below (Fig 1) was taken last month showing the conditions of the buildings facing Yonge Street. Both the front and rear entrances have been secured to prevent illegal entry. Despite our efforts, people are still breaking into the units by destroying the sheets of plywood that have been secured over windows and doors. The units have been heavily damaged by people illegally stripping them of anything metal. Earlier this year, two people were arrested that were actively disconnecting and stealing the HVAC units at the rear of the buildings. More recently people have been breaking into the units and living there illegally. This includes using the toilets (despite no running water being present) and evidence of other illegal activity.

We would like to move forward with the demolition process soon so we can start construction without delay once the other approvals (i.e. site plan approval and a building permit) are in place.

Please contact me know if you have any questions.

Regards,



Tim Jessop MES, RPP  
Vice President, Development  
Montcrest Asset Management



*Figure 1: Image of the subject lands as of May 2024*