

Residential Demolition Application - 49 Finch Avenue West

Date: June 17, 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 49 Finch Avenue West 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 49 Finch Avenue West and decide to:

1. Refuse the application to demolish the single detached house at 49 Finch Avenue West because there is no permit to replace the building on the site; or,
2. Approve the application to demolish the single detached house at 49 Finch Avenue West without any conditions; or
3. Approve the application to demolish the single detached house at 49 Finch Avenue West 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 April 18, 2024, Toronto Building received an application to demolish an existing single detached house at 49 Finch Avenue West.

In a letter that was provided by the owner, it states the request for the demolition of 49 Finch Avenue West is to remove the existing building due to its poor condition as a result of a fire and flooding which has left the building in a state of disrepair.

The existing building has been boarded up to restrict access and all services have been disconnected. Toronto Building Inspectors have attended the subject site and have confirmed that the building is not occupied.

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 49 Finch Avenue West 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

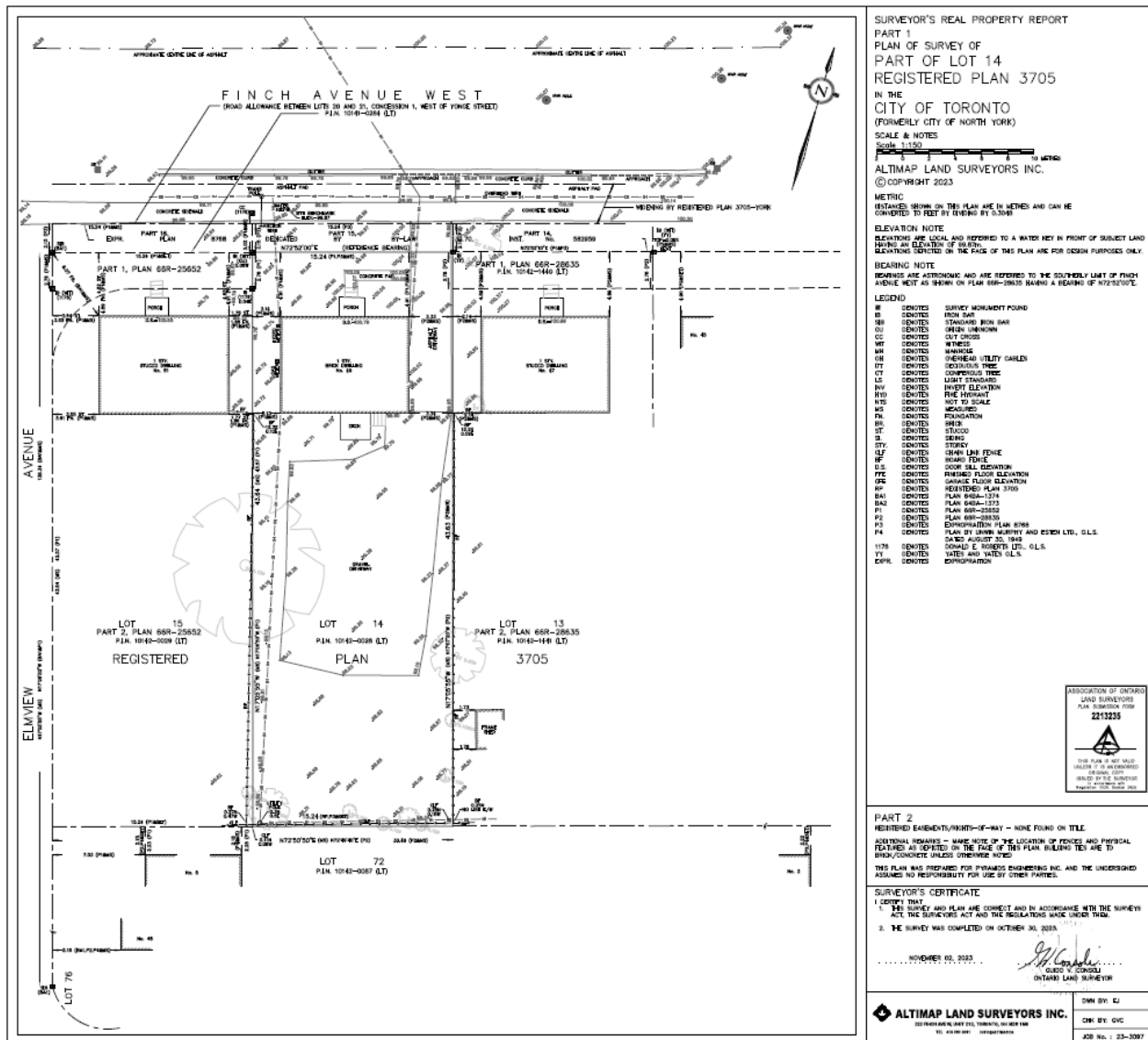
SIGNATURE

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

ATTACHMENTS

1. Site Plan
2. Letter #1 from Applicant
3. Letter #2 from Applicant
4. Exterior Photos of the Building

Attachment 1: Site Plan



Pyramids Engineering Inc.

Consulting Engineers • Project Management • Fire Prevention
15 Wertheim Court, Suite 511, Richmond Hill, Ontario, Canada L4B 3H7
Ph. (905)764-0117 - Fax. (905)764-0210
Email : pyramids@ica.net • Website : www.pyramidsengineering.com

APRIL 16, 2024

City Of Toronto
5100 Yonge Street
Toronto, Ontario M2N 5V7
Development Engineering
Re: Demolition permit for 49 Finch Avenue West

Dear Sirs

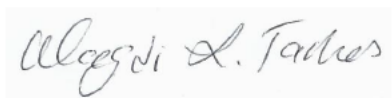
We would like to apply for the demolition of the building on 49 Finch Ave West, North York ON, M2N 2H1, since the building caught fire, which caused much damage to the main floor, then later on a flood in the basement. which caused structural damage to the basement.

The building is not safe in this present condition, and could collapse anytime.

Therefore, we would like to obtain a demolition permit ASAP, since the building is getting more unsafe to stand.

Thanks

Yours Very Truly



Wagdi Tadros, P. Eng
Owner of 49 Finch Ave W

Attachment 3: Letter #2 from Applicant

Pyramids Engineering Inc.

Consulting Engineers • Project Management • Fire Prevention
15 Wertheim Court, Suite 511, Richmond Hill, Ontario, Canada L4B 3H7
Ph. (905)764-0117 - Fax. (905)764-0210
Email : pyramids@ica.net • Website : www.pyramidsengineering.com

May 29, 2024
City of Toronto
5100 Yonge street
Toronto ON, M2N 5V7

Att: Anthony De Francesca, Plan Review Manager
North York District

Re: Demolition permit for 49 Finch Ave W

Dear Mr: De Francesca

Please note the following conditions in the building at 49 Finch ave W:

1. The building has not been occupiefd since it cought fire in December 24' 2022
2. There was a water flooding in the basement of the building in August 2023, which caused the ceiling and the walls to collapse.
3. The longer the buiding is left, the more walls collapse
4. Ther building is not livable and can not be inhabited.
5. All services (Gas, hydro, water) are all disconnected and meters are removed, or not operating
6. Pictures attached

Thanks
Best regards

Wagdib Tadros

Attachment 4: Exterior Photos of the Building

