

Residential Demolition Application – 182 Broadway Avenue

Date: July 4th, 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 application for the demolition of an existing detached house at 182 Broadway Avenue (application no. 24-173240 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 182 Broadway Avenue because there is no permit application to replace the building on the site; or,
2. Approve the application to demolish the detached house at 182 Broadway Avenue without any conditions; or
3. Approve the application to demolish the detached house at 182 Broadway Avenue 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 July 2nd, 2024, Toronto Building received an application to demolish an existing detached house at 182 Broadway Avenue. A replacement building permit application has not yet been made.

In a letter dated July 3rd, 2024, the owner, 182 Broadway Inc., state that there is no proposed replacement building for this site as the lands are being conveyed to the City of Toronto as parkland in order to satisfy the S.45 agreement obligations of the development located at 117-127 Broadway Avenue.

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

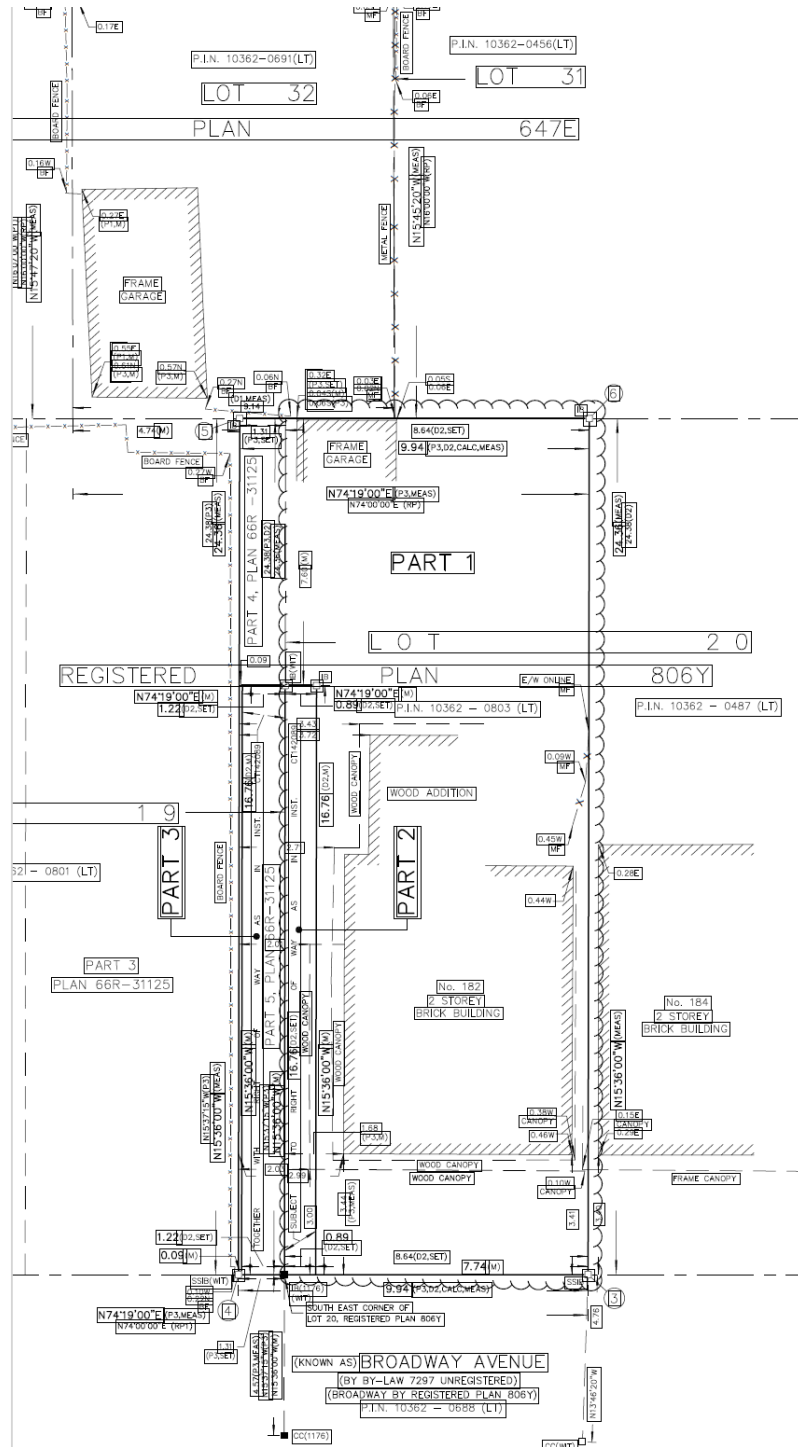
SIGNATURE

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

ATTACHMENTS

1. Survey
2. Letter from Owner

1. Survey



2. Letter from Owner

182 Broadway Inc.
110 Eglinton Ave E – Suite 500 : Toronto, Ontario M4P2Y1

July 3, 2024
Alex Shemilt
Manager, Plan Review
Toronto Building, North York
City of Toronto

RE: 182 Broadway Ave. Demolition Permit Application – 24-173240 DEM 00 DM

Dear Mr. Shemilt,

This email is to confirm that we have submitted a request to demolish the existing single family home at 182 Broadway Avenue. The building is NOT occupied and has not been occupied since 2021. The existing building is currently in relatively poor condition. All utilities have been disconnected from the building.

There is no proposed replacement building for this site as the lands are being conveyed to the City of Toronto as Parkland in order to satisfy the S.45 Agreement obligations of the development located at 117-127 Broadway Avenue.

As such, we request that you prepare a report to Community Council for demolition of this building. We have contacted Councilor Pasternak and he has agreed to introduce a members motion for the demolition on the July 9th North Community Council Meeting.

Regards,



Shane Fenton