

Residential Demolition Application – 11 Homewood Avenue

Date: July 15th, 2024
To: North York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 18 (Willowdale)

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 city-wide residential demolition control under the Toronto Municipal Code Chapter 363, under the authority of Section 33 of the Planning Act, the application for the demolition of an existing detached house located at 11 Homewood Avenue (application no. 24-158778 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 issued for a replacement building.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, North York District recommends that North York Community Council give consideration to the demolition application for 11 Homewood Avenue, and decide to:

1. Refuse the application to demolish the vacant detached house at 11 Homewood Avenue because there is no permit application to replace the building on the site; or,
2. Approve the application to demolish the vacant detached house at 11 Homewood Avenue without any conditions; or
3. Approve the application to demolish the vacant detached house at 11 Homewood 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 June 3rd, 2024, Toronto Building received an application to demolish an existing detached house at 11 Homewood Avenue. This property forms part of a development at 6080 Yonge St for a 14-storey mixed use building with 247 residential units and commercial uses at ground level. The owner is currently going through site plan approval process. A building permit for a replacement building has not been issued.

In a letter dated May 24, 2024, the owner, Tridel, states the request for the demolition of 11 Homewood Avenue is to continue with the development of the lands as per the site plan application. The existing detached house at 11 Homewood Avenue is currently vacant and the disconnection of services to the building is currently in progress.

The application for the demolition of the detached house has been circulated to the Ward Councillor. The existing house is not currently on the list of designated historical buildings.

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

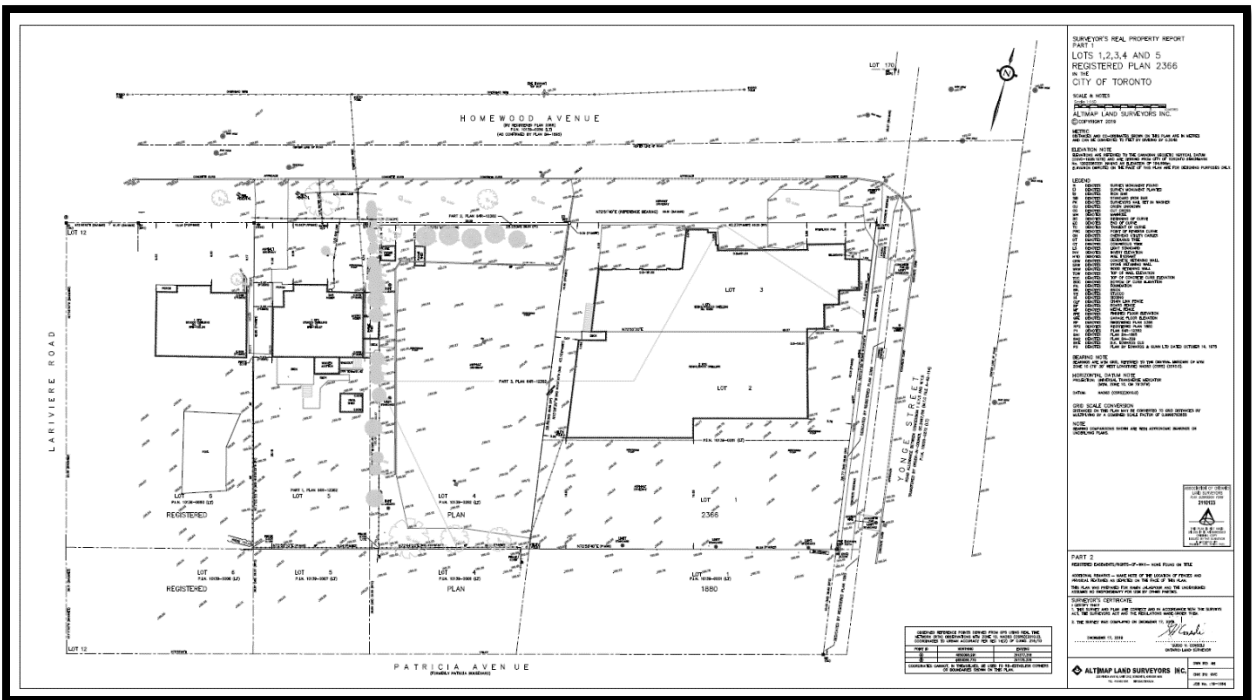
SIGNATURE

Anthony De Francesca
Director & Deputy Chief Building Official (Acting)
Toronto Building, North York District

ATTACHMENTS

1. Survey
2. Letter from Applicant

1. Survey



2. Letter from Applicant



May 24, 2024

City of Toronto
Toronto Building, North York District
5100 Yonge St. 1st floor
Toronto, ON M2N 5V7

RE: Residential Demolition Application at 11 Homewood Ave
6080 Yonge St & 11 Homewood Ave – Residences of 6080 Yonge Inc.

We, Residences of 6080 Yonge Inc., are the owners of the property municipally known as 6080 Yonge St and 11 Homewood Ave. We are applying for demolition permits for the commercial building located at 6080 Yonge St as well as the Single Family Dwelling (SFD) located at 11 Homewood Ave.

Following discussions with Anthony De Francesca, Plan Review Manager at Toronto Building, North York District, we understand that because a replacement building permit has not been submitted, in accordance with Section 33 of the Planning Act and the City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control", the demolition application for 11 Homewood Ave will be referred to North York Community Council for consideration. We request that the demolition of the SFD at 11 Homewood Ave be granted at this time for the following reasons.

The demolition of the SFD and commercial plaza will make way for the construction of a 14-storey mixed use building which includes 247 residential units and commercial uses at grade. The Official Plan Amendment (By-law 1177-2022(OLT)) and Zoning By-law Amendments (By-law 1178-22 (OLT) & By-law 1179-22(OLT)) for the project were approved in 2022. The Site Plan Application (21 194289 NNY 18 SA) was submitted in 2021 and is nearing completion, with the 4th SPA resubmission having been made in March 2024. The market launch of the condominium aspect of the project began in October 2023 and construction is currently scheduled to begin in early 2025. Allowing demolition to proceed at this time will ensure the target construction start can proceed as planned.

The SFD is also currently vacant and will remain vacant until it is demolished. Disconnections of all utilities are currently being coordinated. The vacant SFD is at an increased risk of vandalism, fire, and dumping. A small fire has already taken place on the lands, as have occurrences of garbage dumping. Demolition of the SFD will remove these threats going forward and allow us to properly secure the site until formal construction activities begin.

Lastly, further environmental testing underneath the existing buildings must be completed in advance of construction of the mixed use development. Beginning this work immediately

following the demolition of the SFD and commercial plaza will help ensure construction can begin as scheduled.

Should you have any questions regarding any of the above, please don't hesitate to contact the

