



REPORT FOR ACTION

Residential Demolition Application – 449 and 451 Montrose Avenue

Date: April 2, 2024
To: Toronto and East York Community Council
From: Natasha Zappulla, Director & Deputy Chief Building Official,
Toronto Building
Wards: Ward 11 (University- Rosedale)

SUMMARY

This staff report is about a matter for which the Toronto and East York Community Council has delegated authority from City Council make a final decision.

In accordance with city-wide residential demolition control under the Toronto Municipal Code Ch.363, under the authority of Section 33 of the Planning Act, the applications for the demolition of the existing two-storey single family semi-detached houses at 449 and 451 Montrose Avenue (Applications No. 24-106459 DEM 00 DM and 24-106394 DEM 00 DM) are being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit applications because a building permit has not yet been issued for replacement buildings.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition applications for 449 and 451 Montrose Avenue, and decide to:

1. Refuse the applications to demolish the existing two-storey single family semi-detached houses and detached garage buildings at 449 and 451 Montrose Avenue because there is no permit to replace the buildings on the site at this time; or
2. Approve the applications to demolish the existing two-storey single family semi-detached houses and detached garage buildings at 449 and 451 Montrose Avenue without any conditions; or

3. Approve the applications to demolish the existing two-storey single family semi-detached houses and detached garage buildings at 449 and 451 Montrose Avenue with the following conditions:
- a) That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On January 19th, 2024, two applications were submitted by the owner to demolish the existing two-storey single family semi-detached houses at 449 and 451 Montrose Avenue.

In the letter from the owners, 12417752 Canada Inc and 12517817 Canada Inc, the owners state the houses were first approved conditionally at the Committee of Adjustment. Since then, the property owners had a death in the family, and they were unable to make a decision therefore the houses sat vacant and secured.

The letter further states that since February it became apparent to the owners that there has been a number of “vagrants” living in the houses. Both the owners and neighbours called the police on two different occasions, but the police would not go in the house to remove the vagrants. The owners have boarded up the houses and shut off the doors, but the vagrants continued to break in.

Toronto by-law enforcement has also contacted the owner because of graffiti on the houses which was continuously cleaned up by the owners.

Toronto Fire safety has called the owners with issues that are continually arising after the house was closed off.

The neighbours notified the owners that their children do not feel safe due to the vagrants and a drug dealer who has also been using the houses.

The houses at 449 and 451 Montrose Avenue are in disrepair and must be demolished so that the two new family houses can be built. The owner is therefore requesting to expedite the two demolition permits to restore peace and safety to the neighbourhood.

The property is not listed nor designated as having heritage value under the Ontario Heritage Act. The property is not under a Ravine and Natural Feature Protection By-Law or under the TRCA's regulation limit.

CONTACT

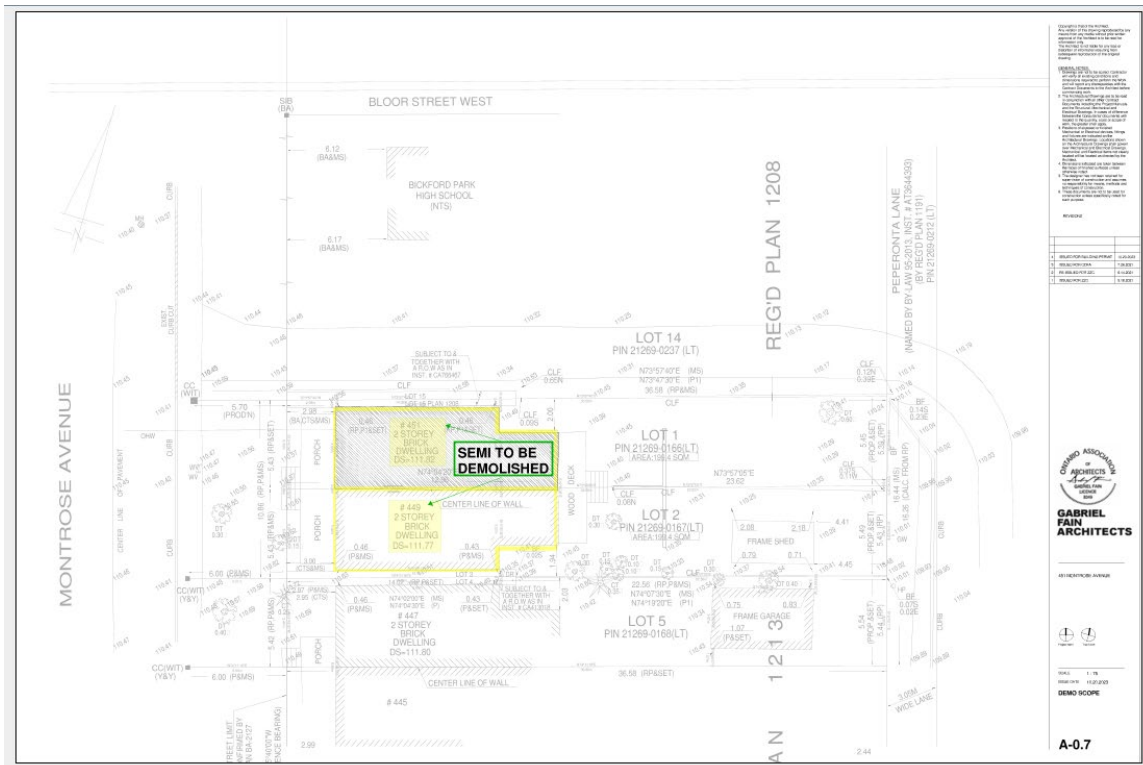
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SIGNATURE

Natasha Zappulla
Director & Deputy Chief Building Official, Toronto Building,
Toronto and East York District

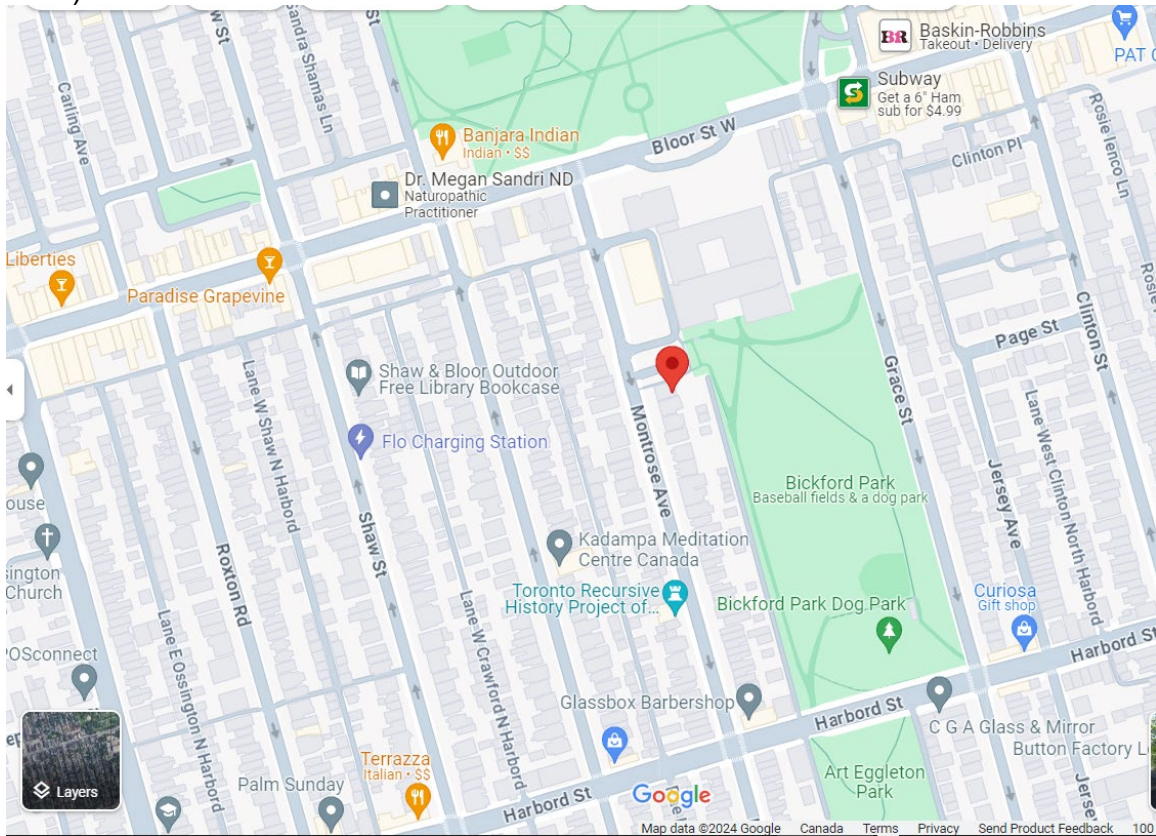
ATTACHMENTS

1. Site Plan
2. Maps
3. Google Photo
4. Letter from Applicant

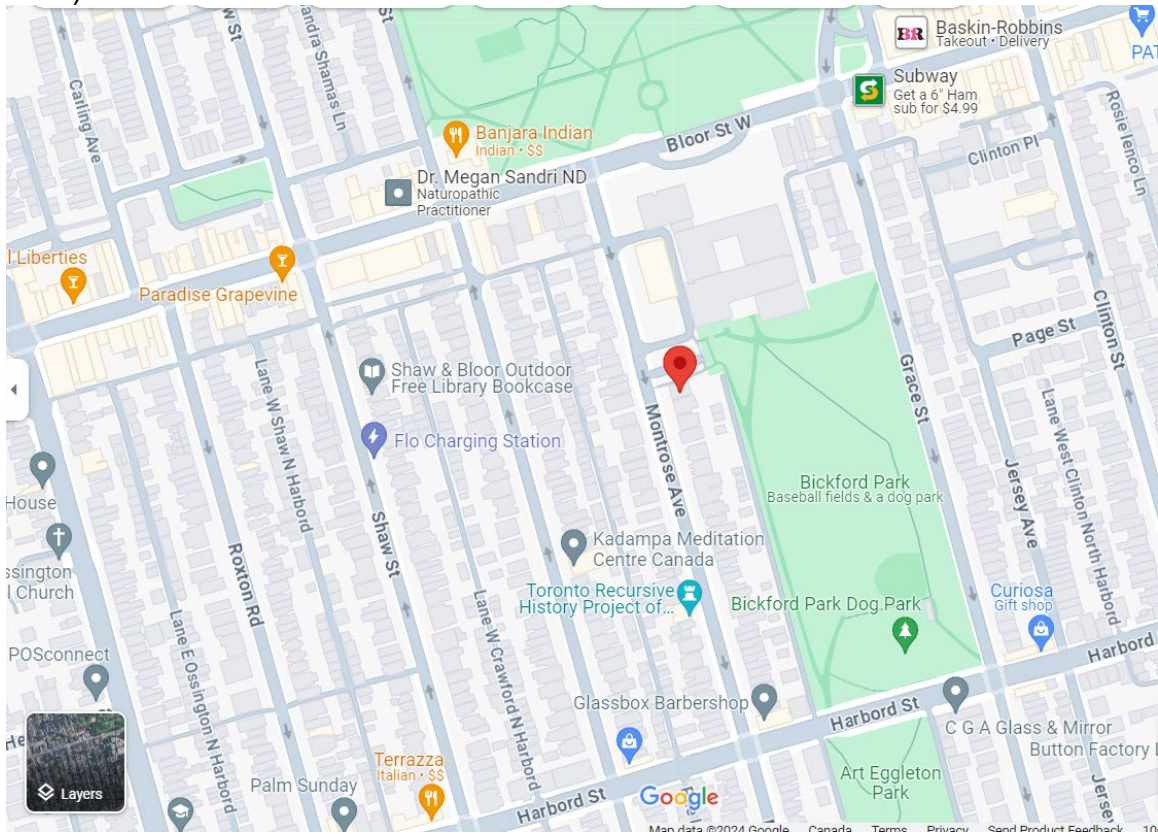


Attachment 2: Maps

a) 449 Montrose Avenue



b) 451 Montrose Avenue



Attachment 3: Google Photo



Attachment 4: Letter from Applicant

Memorandum

To Natasha Zappulla, Frank Stirpe, City of Toronto
Dianne Saxe, Councillor Ward 11

From 12517752 Canada Inc – 449 Montrose
12517817 Canada Inc – 451 Montrose

Date March 28, 2024

Subject 449 Montrose, 451 Montrose Demolition Permit Expedition Without Replacement

We are humbly requesting the expedition of a demolition permit for 449 Montrose Avenue, and 451 Montrose Avenue ("the houses") without replacement.

The background:

The houses were first approved conditionally at the Committee of Adjustment, since that point there was a death in the family from the owners for the property and we were unable to make a decision, so the houses sat vacant and locked up.

The current situation:

Since February it has become apparent to us by the neighbours, there have been a number of "vagrants" living in the houses. The neighbours called the police, we also a week later called the police. The police came to the house but would not go in the house to remove the vagrants. Since then, we have boarded up all the property and shut off the doors, but the vagrants continued to break in.

The Toronto by-law enforcement has called us because of graffiti we continue to clean up, and as well Toronto Fire safety has called us with issues as well that continually arise after we close off the house.

We have been told verbally by neighbours that their children do not feel safe and have been encountered with homeless in the neighbourhood. We are also told by the neighbours there is also a drug dealer that lives nearby that has also been using the house.

The houses are in disrepair and need to be torn down so two new family houses can be built, of which we will be living in. Please hear our request seriously and expedite the demolition permit so we can help the neighbourhood back to being peaceful and safe.

Thank you