



REPORT FOR ACTION

Residential Demolition Application – 26 Millwood Road

Date: March 13, 2024
To: Toronto and East York Community Council
From: Natasha Zappulla, Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 12 (Toronto- St. Paul's)

SUMMARY

This staff report is about a matter for which the Toronto and East 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 the existing two-storey single detached house at 26 Millwood Road (Application No. 24-113823 DEM 00 DM) is 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 demolition permit application because the building contains one residential dwelling unit and an application for a replacement building permit has not been made.

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 application and:

1. Refuse the application to demolish the existing two-storey single detached house at 26 Millwood Road because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the existing two-storey single detached house at 26 Millwood Road without conditions; or

3. Approve the application to demolish the existing two-storey single detached house at 26 Millwood Road 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

There are no financial impacts to the City resulting from the recommendations in this report.

DECISION HISTORY

There is no City Council, or Community Council decision history for this property.

COMMENTS

On February 9, 2024, an application was submitted to the City by the owner to demolish the existing two-storey single detached house at 26 Millwood Road.

In the letter from the owner Shouldbe Developments Inc., the owner states the building was built around the 1930s or 1940s and has been vacant for approximately 8 years. There have been instances of trespassing and vandalism which have area residents concerned about fires, squatters, etc. The interior of the building is beyond repair and has become uninhabitable over the years.

All services, including gas, water and electricity have been cut off from the building.

The property has been secured with fencing and regularly inspected by staff. Despite these steps, there have been instances of trespassing which has become a safety concern to the owner and to area residents.

In the letter requesting the issuance of the demolition permit, the owner seeks to proceed with the demolition of the subject building as soon as possible due to the age of the building, the condition of despair the dwelling has fallen into, as well as its proximity to a residential condominium and various businesses, homes, and schools.

While an application for a replacement building permit has not been made, the owner has been investigating various build forms that would be suitable for this property. The current market conditions have significantly impacted the type and timing of any replacement building.

The Ward Councillor has been notified of the application. 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.

Site and Surrounding Area

The subject property is located on Millwood Road one block east of Yonge Street.

CONTACT

Diana Yacoub, Manager, Plan Review, Toronto and East York District
T (416) 395-7534 E-mail: Diana.Yacoub@toronto.ca

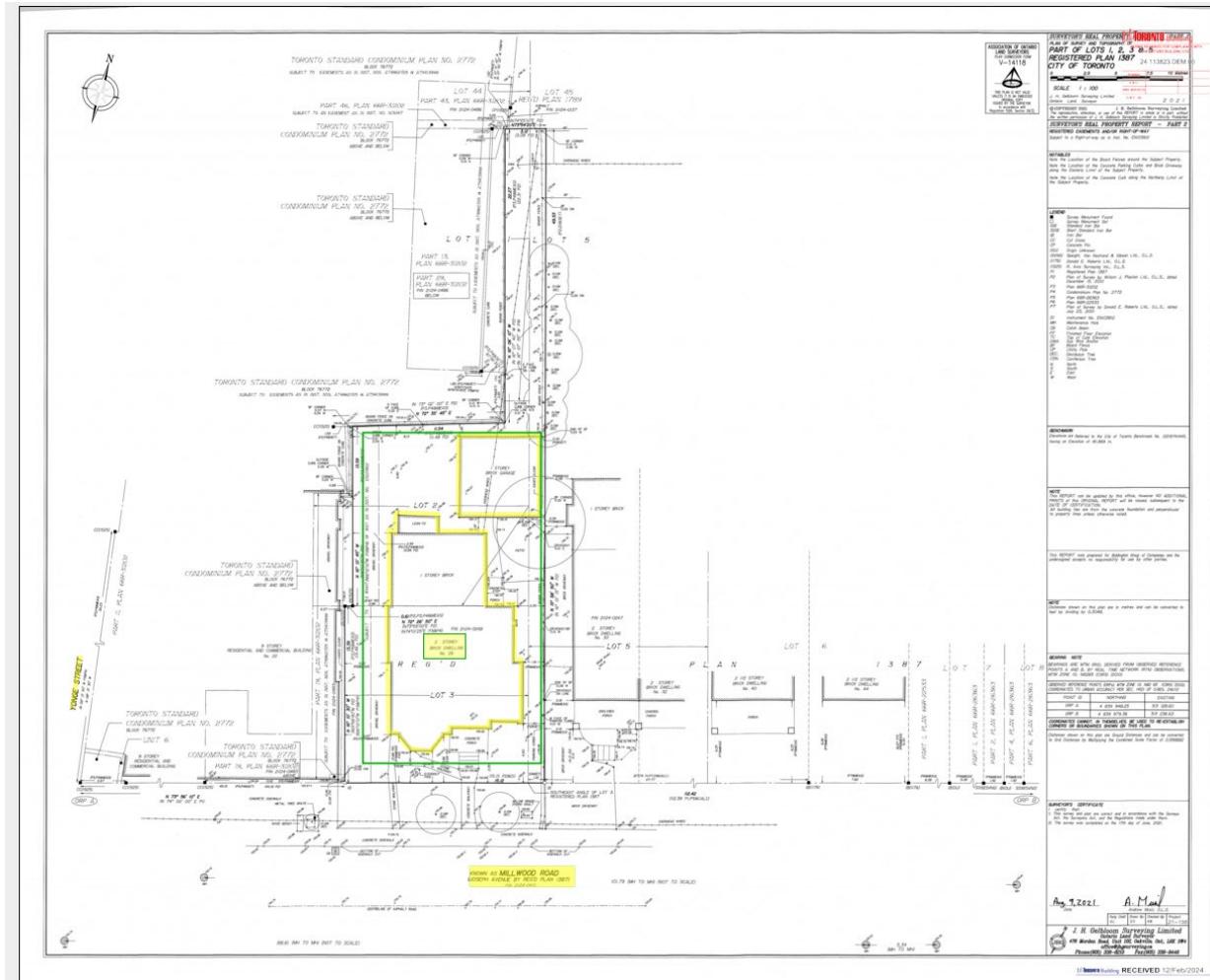
SIGNATURE

Natasha Zappulla
Director & Deputy Chief Building Official, Strategic and City-Wide Priorities & Toronto and East York District
Toronto Building

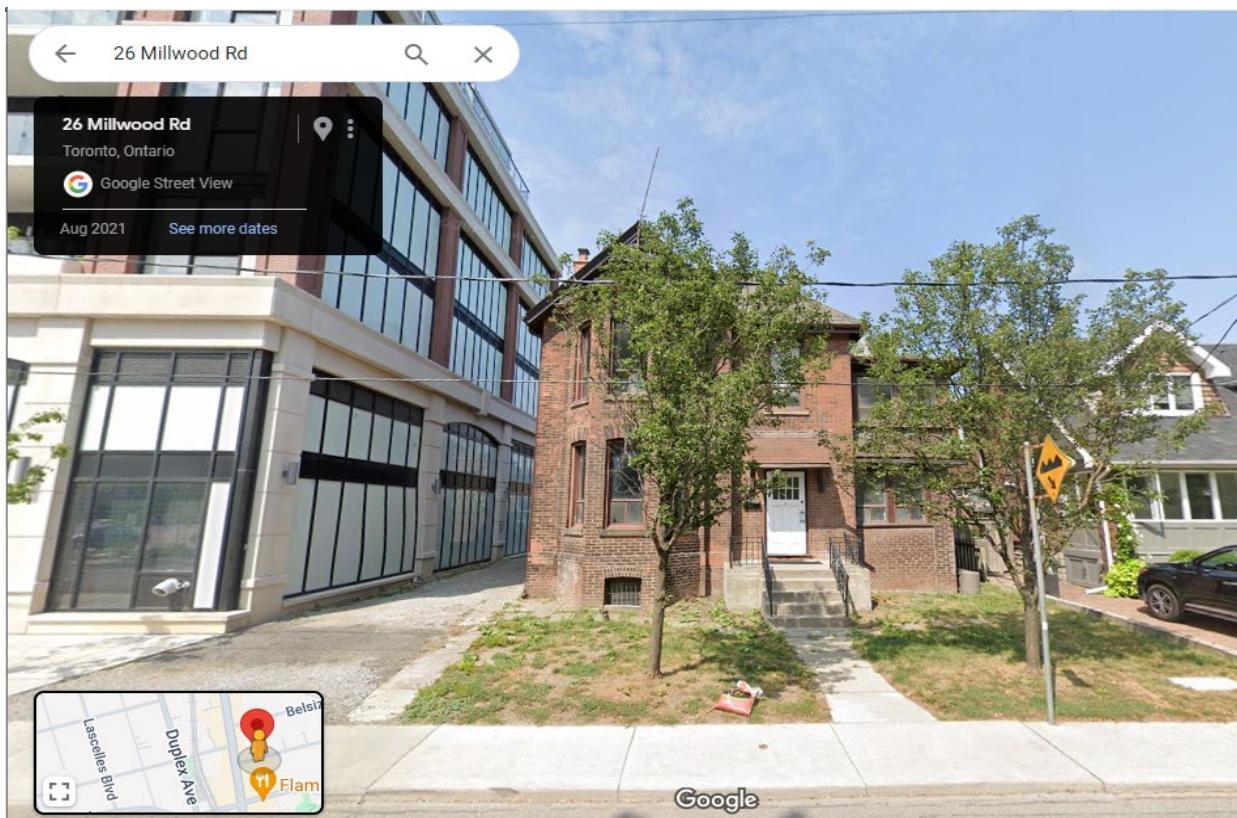
ATTACHMENTS

1. Survey
2. Photo
3. Map
4. Letter from the owner

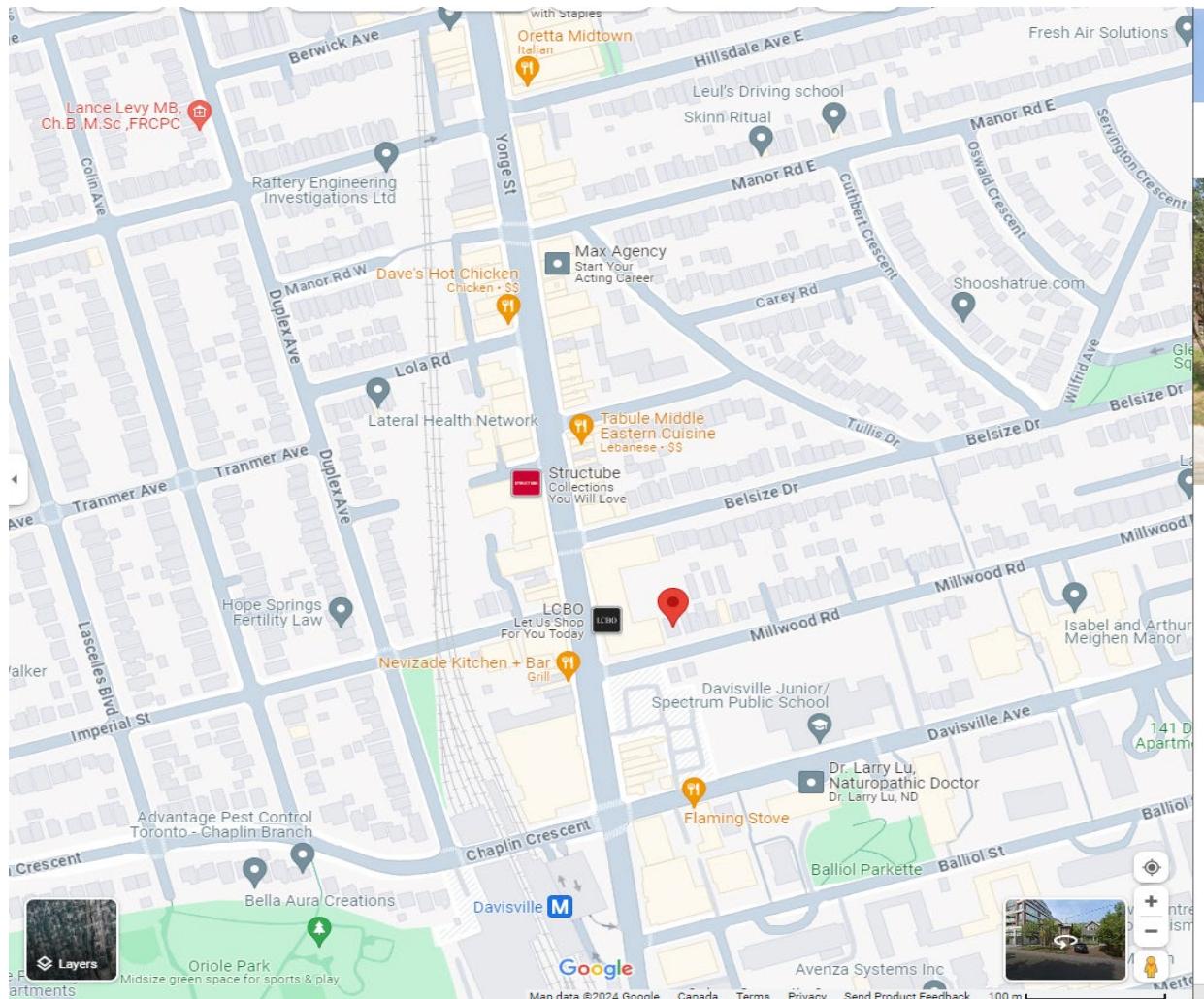
1. Survey – 26 Millwood Road



2. Photo – showing the house



3. Map – showing location of the house



4. Letter from Owner



BIDDINGTON HOMES 1962 Yonge Street, Suite 200, Toronto, ON, M4S 1Z4
T: 416.924.2244 P: 416.924.1170 www.biddington.com

February 12, 2024

City of Toronto
Building Services
Toronto Building Toronto and East York District
100 Queen Street West
Toronto, ON M5H 2N2

Attention: Frank Stripe, Manager Plan Review

RE: **Permit #: 24 113823 DEM 00 DM**
Demolish premises at 26 Millwood Road – Toronto Due to Safety Concerns.

Good day,

We have a property at 26 Millwood Road, Toronto, that we would like to demolish as it has fallen into a state of disrepair in the past few years.

The building is a 2 story brick building with a 1 story addition at the rear as well as a separate garage at the rear of the building. It was built around the 1930's and 1940's. The building has no architectural or historical significance and is not on a ravine or other ecologically sensitive lands.

The building has been vacant for approximately 8 years and there has been instances of trespass and vandalism which has residents concerned about fires, homeless moving in etc. The interior of the building is beyond repair and has become inhabitable over the years.

All services, including gas, water and electricity has been cutoff from the building.

The property has been secured with fencing, regularly inspected by staff, however, despite these steps, we have had instances of trespass to the property and it has become a safety concern.

Due to the age and condition of the building, as well as its proximity to a residential condo and various businesses, homes and schools, we feel the building should be demolished as soon as possible.

We have been investigating various build forms that would be suitable for this property, however, current market conditions have significantly impacted the type and timing of any replacement building.

We will continue to explore options for redevelopment, but our main objective is to demo this property as soon as possible.

Please let me know if you have any questions.

Best regards,

~~Shouldbe~~ Developments Inc.

CONSTRUCTION



DEVELOPMENT



PROPERTY MANAGEMENT