

## **Residential Demolition Applications - 645, 647, 649, 651, 653 and 655 Northcliffe Boulevard**

**Date:** May 24, 2024  
**To:** Toronto and East York Community Council  
**From:** Director & Deputy Chief Building Official  
Toronto Building, Toronto and East York District  
**Wards:** Ward 12 (Toronto - St Paul's)

### **SUMMARY**

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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 Section 33 of the Planning Act and the City of Toronto Municipal Code, Chapter 363, Article 6 "Demolition Control," the applications for the demolition of six existing single detached dwellings at 645-655 Northcliffe Boulevard (24-130398 DEM 00 DM; 24-130459 DEM 00 DM; 24-133625 DEM 00 DM; 24-130474 DEM 00 DM; 24-133840 DEM 00 DM; and, 24-130495 DEM 00 DM) are being referred to the Toronto and East York Community Council to refuse or approve the demolition applications, including any conditions to be attached to the permits, because a building permit has not been issued for a replacement building.

### **RECOMMENDATIONS**

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

1. Refuse the applications to demolish the six (6) existing single detached dwellings because there is no permit application to replace the buildings on the site; or
2. Approve the applications to demolish the six (6) existing single detached dwellings without any conditions; or
3. Approve the applications to demolish the six (6) existing single detached dwellings with the following conditions:

- a. That construction fences 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 that the site 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**

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There are no financial impacts.

## **DECISION HISTORY**

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There is no history for these properties.

## **COMMENTS**

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On March 28, 2024, applications were submitted to the City by the owner to demolish the six (6) existing single detached dwellings at 645, 647, 649, 651, 653 and 655 Northcliffe Boulevard. Chapter 667 of the Toronto Municipal Code, Residential Rental Property Demolition and Conversion Control does not apply to the proposed demolition.

In a letter from the owner dated May 10, 2024, the owner indicated that the buildings are vacant and, despite their efforts to prevent it, the properties are being vandalized, used for illicit purposes and subject to breaking and entering causing safety concerns.

The applications have been circulated to the Ward Councillor. The buildings are neither listed nor designated under the Ontario Heritage Act.

An application for site plan approval (#21-250763 PSP 00 ZR) and a rezoning application (#21-235841 PRZ 00 ZR) have been received for a 15-storey mixed use building at the site; however, a building permit application for this development has not yet been submitted.

Since the buildings at 645-655 Northcliffe Boulevard are residential and a building permit for a replacement building has not been issued for the site, the application is being referred to the Toronto and East York Community Council to approve or refuse the demolition permit applications.

## **CONTACT**

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Cedric Barrera, P.Eng, PMP, Manager, Plan Review, Toronto Building  
Toronto and East York District  
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## **SIGNATURE**

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

## **ATTACHMENTS**

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1. Letter from Owner
2. Survey

## Attachment 1: Letter from owner

# STANFORD

DESTINATION HOME

May 10<sup>th</sup>, 2024

Frank Stirpe  
Senior Manager (Acting), Plan Review  
TEY District City of Toronto  
100 Queen Street West, 16<sup>th</sup> Floor  
Toronto, ON M5H2N2

Dear Frank,

We write further to our applications to demolish the buildings (the “Buildings”) at the properties municipally known as 645, 647, 649, 651, 653, and 655 Northcliffe Blvd (the “Properties”). For your ease of reference, the permit application numbers are as follows: 24 130398 DEM 00 DM; 24 130459 DEM 00 DM; 24 133625 DEM 00 DM; 24 130474 DEM 00 DM; 24 133840 DEM 00 DM; and, 24 130495 DEM 00 DM (the “Permit Applications”). As previously noted to the City of Toronto in the screening completed by City Planning related to the Permit Applications, the Buildings do not include any rental units. Further, the Buildings are currently vacant. We write this letter to explain why we are requesting the issuance of demolition permits to demolish the Buildings in advance of having a permit in place to construct a replacement building on the Properties.

As noted above, the Buildings are vacant and most have been vacant for a significant amount of time. Despite our vigilance and repeated efforts to prevent it, the Properties and Buildings are currently being vandalized, being utilized for illicit purposes and are subject to vagrants breaking into them and storing dangerous and materials, including highly flammable items. These unfortunate events have taken place repeatedly and with an intensity that increasingly causes us concern. Despite taking all appropriate steps to protect the Properties, the vacant Buildings represent a risk to life and property, for the surrounding community, including the elementary school that is adjacent to the Properties. The Buildings serve no productive purpose in their current state and should be demolished without delay. It is the prudent step to take and we hope the City of Toronto will help facilitate this sensible action.

For additional context, we note that the Properties are subject to land use planning applications which seek to redevelop the Properties with more intensive and denser uses. It is not yet clear how long it will take to bring those planning applications to their ultimate conclusion and as such, there will continue to be an unreasonable risk to life and property if the Buildings are not demolished. While delaying the demolition of the Buildings would delay us incurring that cost, we feel that we must proceed with demolition of the Buildings at this time as it is the only sure way of protecting the surrounding community.

Thank you,

STANFORDHOMES.CA

