

Residential Demolition Application – 68, 70, 72, 74, 76 and 78 Churchill Ave. North York – Ward 18

Date: December 18, 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 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 6 existing detached dwellings at **68, 70, 72, 74, 76 and 78 Churchill Avenue (Application Nos. 24 232028 DEM 00 DM; 24 232056 DEM 00 DM; 24 232074 DEM 00 DM; 24 232083 DEM 00 DM; 24 232088 DEM 00 DM; 24 232097 DEM 00 DM;)** are being referred to the North York Community Council for consideration.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Plan Review recommends that the North York Community Council give consideration to the demolition applications for 68, 70, 72, 74, 76 and 78 Churchill Avenue, and decide to:

1. Refuse the application to demolish the 6 existing detached dwellings because there is no permit to replace the building on the site at this time; or
2. Approve the application to demolish the 6 detached dwellings without any conditions; or
3. Approve the application to demolish the 6 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

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no decision history for this property.

COMMENTS

On October 29, 2020, application 20 212839 NNY 18 PAC for a pre-application consultation meeting to discuss the proposal to construct 5 blocks of 4 storey townhomes containing 144 residential units was made.

On November 8, 2021, an application 21 235582 NNY 18 OZ for Zoning By-law Amendment for 44 new townhouse units having a total residential gross floor area of 8158 square metres was made.

Also on November 8, 2021, a Site Plan Approval application was made for 44 new townhouse units having a total residential gross floor area of 8158 square metres.

On December 21, 2021, planning application 21 235582 PRZ 00 ZR for a zoning by-law review for 44 new townhouse units having a total residential gross floor area of 8158 square metres was made.

On October 28, 2024, 6 applications (24 232028 DEM 00 DM; 24 232056 DEM 00 DM; 24 232074 DEM 00 DM; 24 232083 DEM 00 DM; 24 232088 DEM 00 DM; 24 232097 DEM 00 DM;) were made to Toronto building to demolish 6 single family detached dwellings located at 68, 70, 72, 74, 76 and 78 Churchill Avenue, in North York.

The dwellings are vacant, boarded up, and the utilities have been disconnected. The early demolition is required to prevent further break-ins. Despite the developer's efforts to secure them, trespassers have entered the homes by removing the boards and bracing windows. The developer has also received multiple complaints from neighbours about this issue. The house is resecured multiple times, the police have been engaged and still the issue persists. For the safety of the neighbourhood, and those illegally trespassing, the buildings need to come down to prevent further squatting and unnecessary utilization of policing resources and potential for fire due to trespassers seeking to heat the buildings given the winter season is approaching.

The land is not within a Toronto and Region Conservation Authority regulated area.

CONTACT

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SIGNATURE

Anthony De Francesca
Director & Deputy Chief Building Official (A), Toronto Building
Plan Review

ATTACHMENTS

1. Survey
2. Letter from Developer

Letter from Developer

Churchill Beecroft Developments I Inc.

4141 Yonge St. #205
Toronto, ON M2P 2A8
416-920-8880
www.insoho.com

October 16, 2024

Attached please find our application to demolish the buildings located at 68, 70, 72, 74, 76, and 78 Churchill Avenue, North York.

We will be redeveloping this property with 40 new homes. Zoning has been approved and we are at the final stages of site plan approval. (Application #: 21 235584 NNY 18 SA).

We would like to demolish the residential buildings on the property prior to receiving our building permits for the new homes. These buildings are all vacant, boarded up, and the utilities have been disconnected. We are prematurely applying for the demolition permit because these homes have been broken into and vandalised on multiple occasions, despite our best efforts to secure them. Please see attached photos. On multiple occasions trespassers have entered the homes by removing the boards and bracking windows to enter the buildings. The police have been called. We have also received multiple complaints from neighbours about this issue. We have resecured the house multiple times and the issue persists. For the safety of the neighbourhood we feel these buildings need to come down to prevent squatting.

Thank you for your consideration of our application.

Regards,



Josh Dennill
Senior Project Coordinator

