

Residential Demolition Application – 34 to 70 Montgomery Avenue

Date: April 14, 2025
To: North York Community Council
From: Deputy Chief Building Official and Director, Toronto Building
Ward: 8 - Eglinton - Lawrence

SUMMARY

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

In accordance with Section 33 of the Planning Act and the former City of Toronto Municipal Code Ch. 363, Article 6 “Demolition Control”, the applications for the demolition of thirteen single family dwellings at 34 to 70 Montgomery Avenue are being referred to the North York Community Council to consider as a building permit has not been issued for a replacement building.

North York Community Council may impose conditions, if any, to be attached to the demolition permit.

RECOMMENDATIONS

The Toronto Building Division recommends that the North York Community Council give consideration to the demolition applications for 34 to 70 Montgomery Avenue and decide to:

1. Refuse the application to demolish the vacant residential building because there is no permit application to replace the building on the site; or
2. Approve the application to demolish the vacant residential building without any conditions; or

3. Approve the application to demolish the vacant residential building 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

Future property tax may change due to a change in the property's classification.

DECISION HISTORY

No History.

COMMENTS

On February 21, 2025 Toronto Building received demolition permit applications to demolish the existing single family residential houses located between and including 43 to 70 Montgomery Avenue, permit numbers,

34 Montgomery Ave - 25 121084 DEM 00 DM; 36 Montgomery Ave - 25 121083 DEM 00 DM; 40 Montgomery Ave - 25 121070 DEM 00 DM; 42 Montgomery Ave - 25 121062 DEM 00 DM; 46 Montgomery Ave - 25 120954 DEM 00 DM; 48 Montgomery Ave - 25 121056 DEM 00 DM; 52 Montgomery Ave - 25 121046 DEM 00 DM; 54 Montgomery Ave - 25 120958 DEM 00 DM; 58 Montgomery Ave - 25 120936 DEM 00 DM; 60 Montgomery Ave - 25 120901 DEM 00 DM; 64 Montgomery Ave - 25 120946 DEM 00 DM; 66 Montgomery Ave - 25 120942 DEM 00 DM and 70 Montgomery Ave - 25 120928 DEM 00 DM in Ward 8.

The developer is seeking to demolish all 13 derelict structures as they pose safety and liability risk for the community. The intention is that the land remains vacant until a planned mixed-use redevelopment is ready to proceed.

All 13 properties are currently sitting vacant and have fallen into disrepair. The majority of the properties have been vacant for over five years, with the last property (70 Montgomery Ave) being vacated in September 2023. The water and electricity services have been turned off. The gas service has been turned off and disconnected at the main

An Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Application seeking approval for a mixed-use high-rise redevelopment was submitted in June 2022 (File No.: 22 170531 NNY 08 OZ & 22 170530 NNY 08 SA). The Official Plan and Zoning By-law Amendment were subsequently appealed to the Ontario Land Tribunal, which issued a decision approving the redevelopment in July 2024. The Site Plan Control Application is still with the City.

CONTACT

Andrew Wild
Manager, Plan Review
Toronto Building
Tel: 416-392-7562
E-mail: Andrew.Wild@toronto.ca

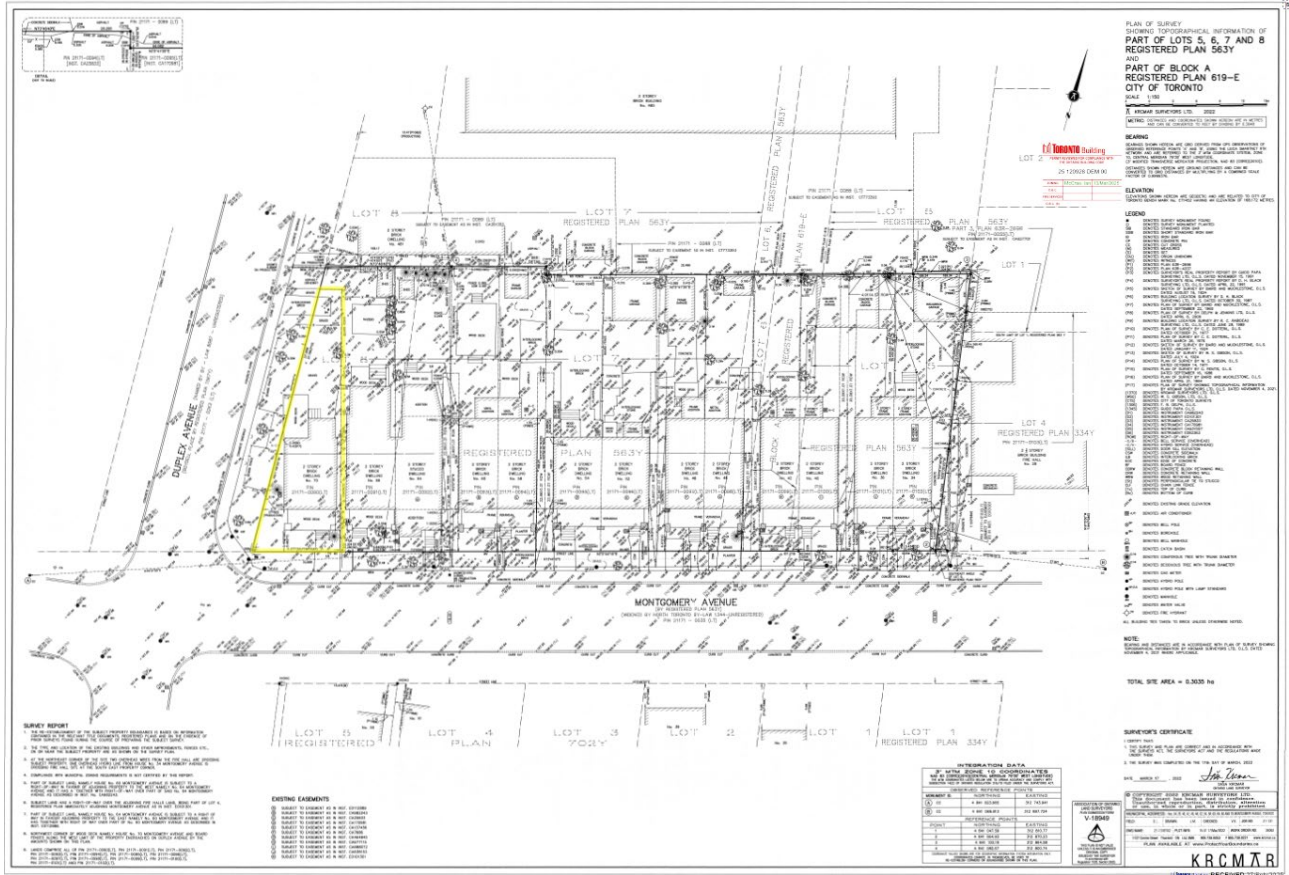
SIGNATURE

Anthony De Francesca
Director and Deputy Chief Building Official
Toronto Building
North York District

ATTACHMENTS

1. Surveys and plans
2. Request letter
3. Pictures

Attachment 1: Survey





Creating thriving
urban neighbourhoods

March 17, 2025

via Digital Delivery

City of Toronto
Toronto Building
North York Civic Centre
5100 Yonge Street
Toronto, ON, M2N 5V7

Attn: Andrew Wild, Manager Plan Review

Re: 34-70 Montgomery

Avenue (Ward 8)

Application for a Permit to Demolish

We own the 13 properties municipally known as 34-70 Montgomery Avenue (the “subject site”) through our subsidiary Toronto Acquisition Corporation. The subject site is located at the northeast corner of Montgomery Avenue and Duplex Avenue, just west of Yonge Street, in the Yonge-Eglinton neighbourhood of Midtown Toronto.

On February 21, 2025, we filed the following applications for a permit to demolish. The City has since reviewed the submitted material and assigned the corresponding application numbers:

- 34 Montgomery Ave - 25 121084 DEM 00 DM
- 36 Montgomery Ave - 25 121083 DEM 00 DM
- 40 Montgomery Ave - 25 121070 DEM 00 DM
- 42 Montgomery Ave - 25 121062 DEM 00 DM
- 46 Montgomery Ave - 25 120954 DEM 00 DM
- 48 Montgomery Ave - 25 121056 DEM 00 DM
- 52 Montgomery Ave - 25 121046 DEM 00 DM
- 54 Montgomery Ave - 25 120958 DEM 00 DM
- 58 Montgomery Ave - 25 120936 DEM 00 DM
- 60 Montgomery Ave - 25 120901 DEM 00 DM

- 64 Montgomery Ave - 25 120946 DEM 00 DM
- 66 Montgomery Ave - 25 120942 DEM 00 DM
- 70 Montgomery Ave - 25 120928 DEM 00 DM

We are seeking to demolish all 13 derelict structures as they pose safety and liability risk for us and the community. The intention is that the land remains vacant until a planned mixed-use redevelopment is ready to proceed.

All 13 properties are currently sitting vacant and have fallen into disrepair. The majority of the properties have been vacant for over five years, with the last property (70 Montgomery Ave) being vacated in September 2023. The water and electricity services have been turned off. The gas service has been turned off and disconnected at the main

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As demonstrated by the enclosed photos (see **Attachment A**), the properties are uninhabitable, posing safety and liability risk. We are therefore seeking to demolish the properties and maintain the land in a vacant condition until such time that we are ready to proceed with the redevelopment

Should you have any questions, please do not hesitate to contact the undersigned at 416- 216-4279.

Yours truly,



Joshua Butcher
Senior Director, Development
First Capital REIT for Toronto Acquisition Corporation

Attachment 3: Sample Pictures



This is a representative sample of the pictures taken illustrating the state of disrepair and removal of kitchens and washroom facilities.