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North York Community Council

28 April 2025

RE: Demolitions 34-70 Montgomery Avenue

Dear Chair and Members,

There is a development application underway for 34-70 Montgomery Avenue to build a 24-storey mixed-use building with 306 residential dwelling units, 525 square metres of grade-related retail space fronting onto Montgomery Avenue, 124 vehicular parking spaces, 348 bicycle parking spaces, and one loading space.

As part of this project, the application acquired various properties on Montgomery Avenue. These homes have been vacant for several years with the utilities disconnected. The last tenant moved out in 2023. Since then, the homes have fallen into a state of disrepair.

Toronto Building has conducted a study and issued a report. I am writing this letter asking North York Community Council to consider this report at this meeting.

RECOMMENDATIONS:

1. North York Community Council introduce and consider the report (April 14, 2025) from the Deputy Chief Building Official and Director, Toronto Building as new business at its April 30, 2025 meeting.

Best regards,

Deputy Mayor Mike Colle
City Councillor, Ward 8 – Eglinton-Lawrence