

Leaside Residents Association Inc.
1601 Bayview Avenue
P.O. Box 43582, Toronto, Ontario M4G 3B0

February 18, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Matthew Green

RE: NY21.4 – 2-20 Glazebrook Avenue - Residential Demolition Application

Dear Chair James Pasternak, and Members, North York Community Council,

This submission is to express our strong opposition to applications for demolition permits in regard to each of the above noted properties, which contains a semi-detached house, occupied until recently. We note that the staff report proposes three options (refuse, approve without conditions, approve with conditions), but make no recommendation among the three options.

The applicant has not filed for construction permits, hence construction is not imminent, and in fact could be years away. We are concerned that given the slowdown in the housing market, and residential construction activity, it appears very likely that the site would remain vacant for years. The site is located on the west side of Bayview and would become a blight on the Bayview-Broadway and Leaside communities. The community does not wish to have a "fenced wasteland" at a major entrance to their community, and for the neighbours, behind their properties.

Second, addressing the arguments raised by the owner/applicant:

- a. The claim that they require demolition of the homes to complete the geothermal testing.*

We refute the claim. Development advice given to us is that one or two boreholes drilled in the rear yards should be adequate to understand the geotechnical characteristics of the below grade material. Geothermal boreholes typically extend 400 to 600 ft deep and are always well into bedrock. One or two deep boreholes should provide adequate data.

- b. The claim that testing is required at this time*

This claim is questionable as the owner/applicant has given no commitment as to a construction schedule for this project.

We expect that the applicant's real motive for demolition may be to reduce the ongoing property tax burden. Approval of demolition permits will reduce the taxes payable by the landowner, but not benefit the City, or the community.

As a more beneficial alternative to immediate demolition, we suggest that consideration be given to making the houses available for affordable accommodation through a not for profit provider as an interim use.

We recommend that:

- **The requests for demolition permits be refused**
- **The Housing Secretariat be requested to consider and report back on an interim use plan for the properties that would make available temporary affordable housing**

Respectfully submitted,

Geoff Kettel

Geoff Kettel,
Co-President, with Carol Burtin Fripp

c.c. Sam Sarkhosh, Manager, Plan Review
Anthony De Francesca, Deputy Chief Building Official and Director, Toronto Building
Abigail Bond, Executive Director, Housing Secretariat
Angela Zhao, Senior Planner, North York Planning
John Andreevski, Manager, North York Planning
David Sit, Director, Community Planning, North York District
BARA Executive