

Residential Demolition Application – 1 and 3 Close Avenue

Date: August 18, 2020
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official
Toronto Building, Toronto and East York District
Wards: Ward 4 (Parkdale-High Park)

SUMMARY

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, Ch. 363, Article 6 "Demolition Control," the application for the demolition of two existing 2.5-storey semi-detached dwellings at 1 and 3 Close Avenue (Application Nos. 20 169145 DEM 00 DM and 20 169169 DEM 00 DM) is being referred to the Toronto and East York Community Council for consideration to refuse or grant the application, including any conditions, if any, to be attached to the permit application because a building permit has not been issued for a replacement building and because Toronto Building received an objection from Councillor Perks.

RECOMMENDATIONS

The Director and Deputy Chief Building Official, Toronto Building, Toronto and East York District recommends that the Toronto and East York Community Council give consideration to the demolition application for 1 and 3 Close Avenue, and decide to:

1. Refuse the applications to demolish the two 2.5-storey semi-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 two 2.5-storey semi-detached dwellings without any conditions; or
3. Approve the application to demolish the two 2.5-storey semi-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 August 11, 2020, two demolition permit applications were submitted by the applicant, on behalf of the owner to demolish two existing 2.5-storey semi-detached dwellings at 1 and 3 Close Avenue. A building permit for the replacement buildings has not been applied for. In a letter dated August 18, 2020, the owner indicated that they seek to demolish the buildings to "mitigate hazardous and safety concerns at the property site."

On August 15, 2020, a written objection was received from Councillor Perks who opposed the demolition application without a building permit for the replacement of the building.

On August 17, 2020, Toronto Building issued a Notice for each of the demolition permits advising that to obtain a demolition permit without a replacement building permit issued, Community Council approval is required.

The applicant submitted a letter requesting that demolition permits be issued without a replacement building permit to mitigate hazardous and safety concerns at the property site.

The applications for the demolition have been circulated to Heritage Preservation Services, Urban Forestry, and the Ward Councillor. The existing houses are not currently on the list of designated historical buildings.

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

CONTACT

Cedric Barrera, Manager, Plan Review, Toronto and East York District
T (416) 392-7538 E-mail: Cedric.Barrera@toronto.ca

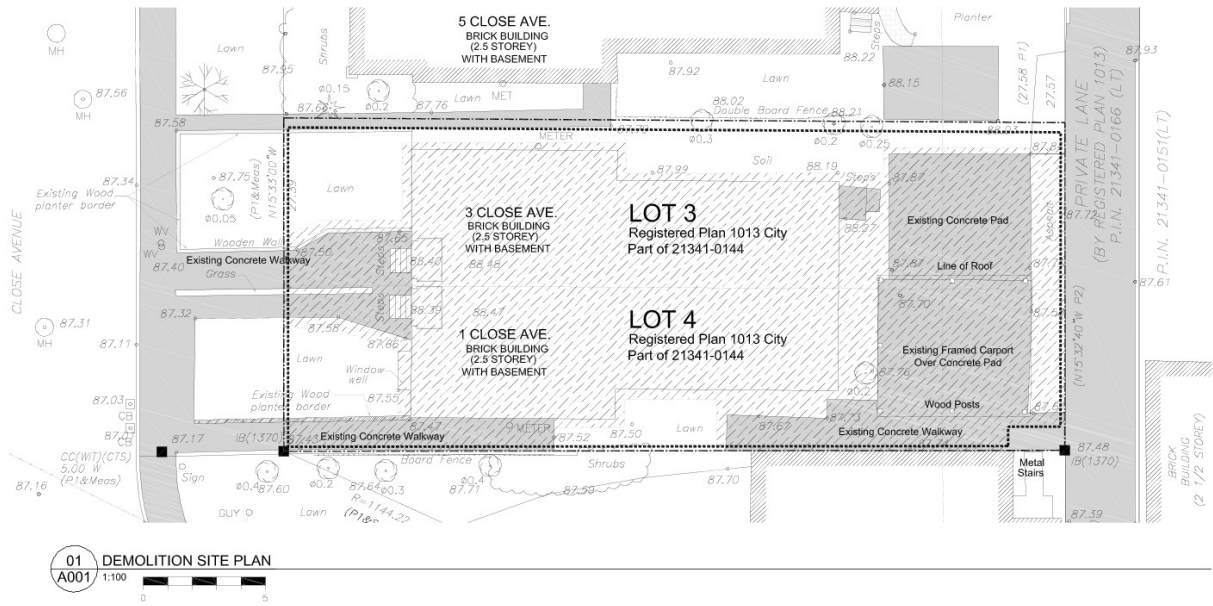
SIGNATURE

(for) Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Demolition Site Plan
2. Letter from Applicant
3. Objection from Councillor Perks

1. Demolition Site Plan



2. Letter from Applicant



August 18, 2020

City of Toronto

RE: 1 & 3 Close Ave – Demolition Permit Application

The subject property consists of two 2.5-storey plus basement semi-detached residential structures each covering approximately 2700 SF. The property -1 and 3 Close Ave- is located at the northeast corner of Close Avenue and Springhurst Ave.

[] retained CDW Engineering in March 2013 to provide a comprehensive property condition assessment report. CDW Engineering was retained again in August 2019 to provide a follow up to the property condition assessment report. Furthermore, [] retained Kearns Mancini Architects Inc. (KMAI) in June 2020 to provide a property condition review brief. All three reports (the Reports) have been submitted as part of the demolition permit application on July 17, 2020.

The visible evidence suggested that the subject property was likely constructed in the late 1800's, and it was also noted at the time of the initial assessment in March 2013, that the building was vacant, and have been for a while. To mitigate unauthorized access, the main entrance doors were fitted with deadbolt locks, and all the ground level windows have been blocked with either metal grilles or concrete masonry blocks.

The subject property is a typical older residential building, which has been vacant for a period. The general maintenance has been non-existent, hydro and water services have been shut off, and significant deterioration was noted to the floors, walls, and roof structures. The deterioration is further exacerbated by rainwater leakage into the building from ground surface to the basement, and from holes in the roof to the upper floors.

The subject property poses a hazardous condition and safety concerns to the public, such as:

- Compromised structure (roof and floors) from years of water damage that could cause a collapse of roof and or floors (as an example, when KMAI visited the site, the property manager advised that we do not walk in the building due to severely damaged floor structures);
- Exterior wall deterioration to mortar and brick that promotes further water damage to walls and wood structures that are already compromised;
- Wildlife damage and hazardous biomass collection;
- Mold growth;
- Vandalism and forced entry into the property (as an example, 3 Close Ave has fire damage);

[] is proposing to demolish the building in its entirety and backfill the site to match the grade level with the existing levels to mitigate hazardous and safety concerns at the property site.

Furthermore, [] seeks to work collaboratively with the City and the public to discuss, review and implement a temporary design solution such as a landscaped green space or a community garden, as an example.

[] is requesting that the community council consider the condition of the subject property and recommend to Council to issue the demolition permit.

Regards,



3. Objection from Councillor Perks

From: [Lynda Oweggi](#)
To: [Cedric Barrera](#)
Cc: [Mary Flammia](#); [Councillor Perks](#)
Subject: FW: Residential Demolition- 1 and 3 Close Ave
Date: August 17, 2020 9:15:53 AM
Attachments: [image001.png](#)
[Memo.pdf](#)
Importance: High

Hi Cedric,

Please see below for you action.

Thank you
Lynda

From: Councillor Perks
Sent: August 15, 2020 10:45 AM
To: Lynda Oweggi <Lynda.Oweggi@toronto.ca>
Cc: Manjit Jheeta <Manjit.Jheeta@toronto.ca>; Chris Murray <Chris.Murray@toronto.ca>; Karen Duffy <Karen.Duffy@toronto.ca>; Lynda Macdonald <Lynda.Macdonald@toronto.ca>; Dan Nicholson <Dan.Nicholson@toronto.ca>; Kirk Hatcher <Kirk.Hatcher@toronto.ca>
Subject: FW: Residential Demolition- 1 and 3 Close Ave

Lynda,

Thank you for your email.

Councillor Perks is opposed to the demolition application without a building permit for the replacement of the building.

Meri Newton
Executive Assistant
Councillor Gord Perks
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If you wish to receive weekly updates about Ward 4 and city wide issues, please subscribe to Councillor Perks' weekly electronic newsletter at gordperks.ca.

Communicating with the councillor or councillor's staff at the City of Toronto on certain subject

matters (e.g. all communication covering sales information, pricing and business development) may require you to register as a lobbyist. To help determine if you are required to register, you may refer to the interactive tool on the Office of the Lobbyist Registrar website. You may also contact the Office of the Lobbyist Registrar by phone at 416-338-5858 or by email at lobbyistregistrar@toronto.ca.

From: Lynda Oweggi
Sent: August 14, 2020 12:03 PM
To: Councillor Perks <Councillor_Perks@toronto.ca>
Subject: Residential Demolition- 1 and 3 Close Ave

Councillor Perks,

Please find attached a demolition memo for 1 and 3 Close Ave- 20 169145 DEM 00 DM and 20 169169 DEM 00 DM, respectively.

Thank you,

Lynda Oweggi
Support Assistant, Toronto Building
City Hall, 100 Queen Street West, 16th Floor, East Tower
Toronto, ON M5H 2N2
416-392-4367

