

4.1 Notice of Intention to Demolish – 63 Courtland Avenue East

Notice of Intention to Demolish

- A portion of Building 1 and the entirety of Building 2 and 3, as per the approved Heritage Impact Assessment, at the property municipally addressed as 63 Courtland Avenue East

Purpose

- To facilitate work required to be undertaken for a Record of Site Condition
- To reduce the number and size of vacant buildings in the interim before redevelopment proceeds



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Structural Reports

- May 2024: concluded that Building 1 is in fair condition, structurally stable, and that sections could be demolished
- December 2024: concluded that Building 1 is in fair condition, noted that masonry is showing signs of distress, and that sections could be demolished
- February 2026: concluded that some sections of the building could be removed and outlined 5 recommendations



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Heritage Impact Assessments

- HIA prepared by MHBC and dated January 2025 (updated February 2025) dealt with the proposed partial demolition of Building 1 and the full demolition of Building 2 and 3, and was presented to HK on April 1, 2025
- HIA prepared by MHBC and dated January 2025 (updated February 2025, October 2025) dealt with the proposed new construction and alterations to the existing built heritage resource, and was presented to HK on February 3, 2026

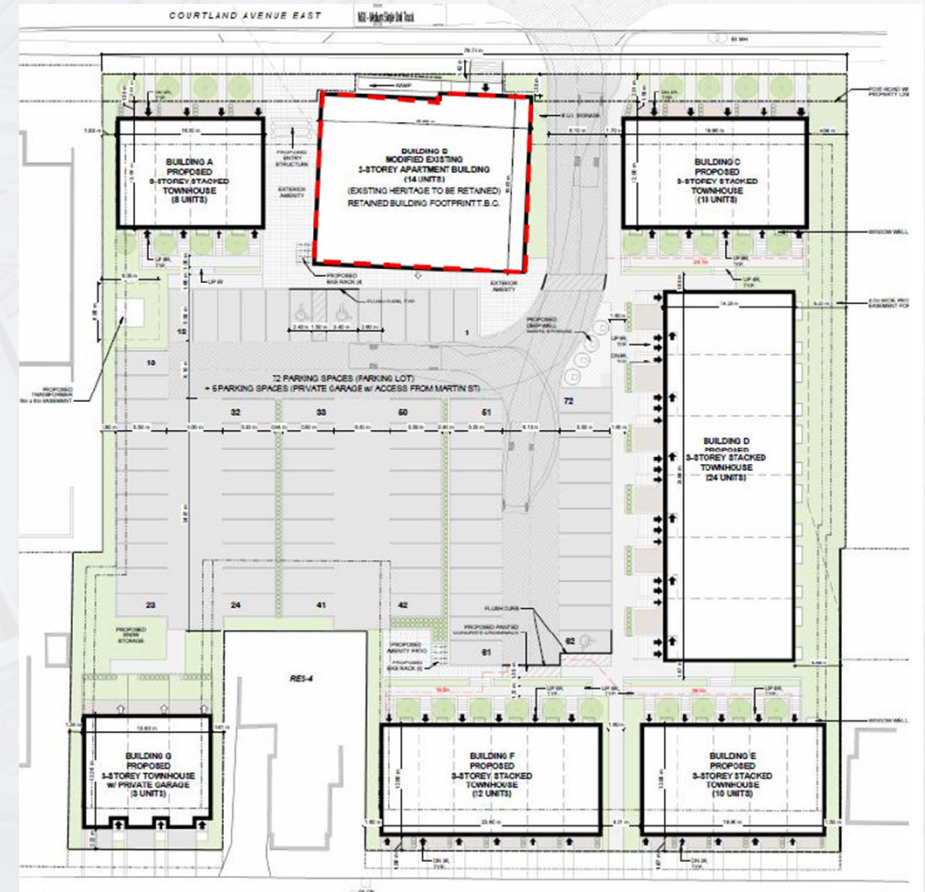


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Site Plan

- Conservation and adaptive reuse of the existing built heritage resource



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Conservation Plan

- Draft Conservation Plan prepared by MHBC and dated February 2026 includes information related to:
 - Demolition, stabilization and temporary protection of Building 1;
 - Hoarding and construction adjacent to Building 1;
 - Structural assessment of Building 1;
 - Vibration monitoring during demolition and construction on the subject property;
 - Risk management before, during and after development; and,
 - Commemoration and interpretation of the property.

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Heritage Planning Comments

- Structural reports demonstrate that sections of Building 1 can be demolished without compromising the structural integrity of the remaining building
- Prior to sections of Building 1 being demolished:
 - Review condition of the cornice and provide conservation recommendations
 - Update the draft Conservation Plan to address the boarding requirements once sections are demolished and before the site is redeveloped
- Through the Site Plan process
 - Structural Engineer to provide a detailed condition assessment of heritage attributes on each elevation, including recommendations for short- and medium-term conservation works, and an itemized cost estimate for each heritage attribute
 - Review and approve the proposed cladding for Building 1
 - Update the draft Conservation Plan to:
 - address risks associated with vacant buildings
 - Identify the qualifications of those who should undertake inspections, what they should do if deficiencies arise, and what timelines should be followed to address the deficiencies
 - Update the Documentation and Salvage plan to identify the minimum number of bricks to be salvaged and more details regarding their storage with a strong preference for the bricks to be stored on site in a building or structure

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Council's Options

Under the *Ontario Heritage Act*, Council does not approve or refuse an owner's Notice of Intention to Demolish. Rather, Council has three options:

- Request further information;
- **Receive the Notice of Intention to Demolish, allowing the notice period to run its 60-days course, at the end of which the Building Division may issue a demolition permit as early as April 4, 2026;** or
- Council may issue a Notice of Intention to Designate, at which point Council would have the authority to deny demolition.

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RECOMMENDATION:

That, in accordance with Section 27(9) of the *Ontario Heritage Act*, the Notice of Intention to Demolish received on February 3, 2026, regarding a portion of Building 1 and the entirety of Building 2 and 3, as per the approved Heritage Impact Assessment, at the property municipally addressed as 63 Courtland Avenue East, be received as information and that the notice period run its course.