

Residential Demolition Application – 170-172 Danforth Ave.

Date:	January 16, 2008
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 29, Toronto-Danforth
Reference Number:	2008TE001

SUMMARY

In accordance with Section 33 of the *Planning Act* and Article II of Municipal Code Ch. 363, Demolition Control, as amended by By-law No.1009-2006, I refer the demolition application for 170-172 Danforth Avenue to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is regarding a matter for which the community council has delegated authority from City Council to make a final decision.

RECOMMENDATIONS

1. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential buildings without conditions; or,

3. Approve the application to demolish the subject residential building with the following condition:
 - (a) All debris and rubble be removed immediately after demolition;
 - (b) Any holes on the property be backfilled with clean fill.
 - (c) The site be maintained free of garbage and weeds, in accordance with Municipal Code Chapter 548 and Chapter 489 respectively.

Financial Impact

Not applicable.

COMMENTS

On November 13, 2007, the owner of these properties applied for a permit to demolish the mixed use buildings at 170-172 Danforth Ave. The property at 170 Danforth Ave has been used for commercial on the ground floor and 3 residential units on the 2nd and 3rd floors. 172 Danforth Ave has a portion of a funeral home on the ground floor with 2 residential units on the 2nd and 3rd floors.

The owner of these properties also owns the properties to the east municipally known as 180 and 184 Danforth Avenue. The lands from 170 through to 184 Danforth Ave are proposed to be demolished and replaced with a one storey retail building to be occupied by Shoppers Drug Mart. A demolition permit has been issued for the demolition of the buildings at 180 and 184 Danforth Ave as there are no residential units within these buildings. The proposed use of these properties as a retail store (Shoppers Drugmart) is permitted under the zoning by-law. Variances to the by-law were granted by the Committee of Adjustment with respect to front and rear yard setbacks. The proposed development is presently the subject of a site plan approval application.

It is noted that the properties municipally known as 172 and 180 Danforth Ave are listed on the City's inventory of heritage properties. Through the Site Plan Approval process for the redevelopment of these lands, conditions will be included that would ensure the new building will incorporate some of the existing architectural features. These conditions include the removal, storage and protection of the stone of the existing building and that it is incorporated into the new masonry work on the south (Danforth Avenue) façade of the new building. These conditions have been included at the request of Heritage Preservation Services.

Since a building permit for the replacement of the residential units is not proposed, this residential demolition application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to

issue or refuse the demolition permit. However, the authority to approve this application has been delegated to Community Council.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4 Toronto and East York Community Council may impose any reasonable conditions which have regard to the nature of the residential property including the preservation of significant natural features and requiring the erection and maintenance of structures and enclosures.

CONTACT

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SIGNATURE

Jim Laughlin, Director, Deputy Chief Building Official, Toronto Building,
Toronto and East York District

ATTACHMENTS

#1 – Site Plan