



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 371 King Street West

Date:	March 18, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 20 Trinity-Spadina
Reference Number:	2008TE006

SUMMARY

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law No.1009-2006, enacted by the City Council on September 27, 2006 under the authority of section 33 of the Planning Act, I refer the demolition application for 371 King Street West to you, to whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This staff report is about 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 approve the application to demolish the subject mixed used residential building with the following conditions:
 - (a) All debris and rubble be removed immediately after demolition;
 - (b) Any holes on the property be backfilled with clean fill; or,

2. In the alternative, refuse the application to demolish the subject residential building because there is no building permit for a replacement building on the site.

Financial Impact

Not applicable.

COMMENTS

On January 16, 2008, Dianne Moores of Murray Demolition, as applicant for the owners, TAS Design Build, 1640830 Ontario Inc., 1620619 Ontario Inc., and M5V Towers Inc., applied for a permit to demolish the three storey residential building at 371 King Street west, with a restaurant on the ground floor, and two dwelling units on the upper floors.

No objection has been received regarding the proposed demolition. A building permit application, No.08-119035-BLD-00, for a replacement building, consisting of a new 34 storey mixed-use building with three partial storeys of retail, five below grade levels of parking, and 291 dwelling units, covering 371, 373 to 377, and 379 King Street West, was applied for on March 13, 2008, but has not been issued. The Site Plan Approval is pending but not completed.

The application is being referred to the Toronto and East York Community Council because the City's record indicate the building contains two residential units and no building permit for a replacement building has been issued. In such cases, the Municipal Code requires the City Council or Community Council to issue or refuse the demolition permit.

In accordance with Section 2 of the City of Toronto Act, 1991(No.4), c. Pr24, S.O.1991, 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. In addition, under the City of Toronto Act 1985, City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or the demolition has been substantially suspended or discontinued for a period of more than one year.

CONTACT

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building, Toronto and East York District

ATTACHMENTS

Copy of the Demolition Permit Application

Copy of the Replacement Building Permit Application

Copy of the site plan, rendering, and the 4 elevations of the proposed development.