



## STAFF REPORT ACTION REQUIRED

### Residential Demolition Application – 799 College Street

<b>Date:</b>	June 10, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 19, Trinity Spadina
<b>Reference Number:</b>	2008TE008

#### **SUMMARY**

---

In accordance with city-wide residential demolition control under Article II, Demolition Control, of Municipal Code Ch. 363, as amended by By-law 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 799 College Street to you, to decide whether or not to grant or refuse the application, including any conditions, if any, to be attached to the permit.

This Staff Report is concerning a matter for which the Community Council has delegated authority from City Council to make a final decision.

#### **RECOMMENDATIONS**

---

1. That the Toronto and East York Community Council approve the application to demolish the subject 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, the 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.

## **Financial Impact**

Not applicable.

## **COMMENTS**

On May 28, 2008, Richard Witt of Raw Design, as applicant for the owners, Neilas Inc., applied for a permit to demolish the two-storey residential building at 799 College Street.

Building permit application 08 110942 BLD 00 NB, for a replacement building, consisting of a new 6-storey mixed use building with retail space, parking, and 21 dwelling units, covering 799 and 801 College Street ("Cube Lofts") was applied for on February 12, 2008, but has not yet been issued. The Site Plan Approval application is pending but not completed.

The application is being referred to the Toronto and East York Community Council because the City's records 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, the 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, the City Council may revoke the demolition permit if the demolition has not seriously commenced six months after permit issuance, or if the demolition has been substantially suspended or discontinued for a period of more than one year.

## **CONTACT**

Victor Araujo, P. Eng., Manager, Plan Review, Toronto Building, Toronto and East York District. Tel: (416) 392-0480, Fax: (416) 392 0721, E-mail: [victor@toronto.ca](mailto:victor@toronto.ca)

## **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