



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 580 Richmond Street West

Date:	August 19, 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:	2008TE013

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 580 Richmond 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 refuse the application to demolish the subject residential buildings 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 buildings 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.

Financial Impact

Not applicable.

COMMENTS

On July 30, 2008, Steve Brockstein of Tribute Portland Limited, as applicant for the owners, Tribute Portland Limited, and 4173015 Canada Inc., applied for permit, 08-188271-DEM-00 to demolish one 2-storey single family dwelling townhouse at 580 Richmond Street West. At the same date a companion building permit application, 08-188280-BLD-00, was made by the same applicant to repair and make good the existing party wall to the adjacent townhouse at 582 Richmond Street West.

A new 7-storey mixed use building, with 90 residential condo units on top of a 3-storey Home Depot, will be built at 585 Queen Street West and 156 Portland Street, portion of this building will also be built on this property, 580 Richmond Street West. A building permit application, 08-171192-BLD-00, was made on June 17, 2008.

No objection has been received regarding the proposed demolition. The building permit for the replacement 7-storey mixed use building has not been issued. The Site Plan Approval process has been started but not completed.

The application is being referred to the Toronto and East York Community Council because the City's record indicate the site contains a building with one residential unit 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 for 580 Richmond Street West

Copy of the Building Permit Application for 582 Richmond Street West

Copy of the Building Permit Application for 585 Queen Street West and 156 Portland Street

Copy of the Survey for 580 Richmond Street West

Copy of Site Plan for proposed development at 585 Queen Street West and 156 Portland Street

Copy of North Elevation for proposed development at 585 Queen Street West and 156 Portland Street

Copy of South Elevation for proposed development at 585 Queen Street West and 156 Portland Street

Copy of East Elevation for proposed development at 585 Queen Street West and 156 Portland Street

Copy of West Elevation for proposed development at 585 Queen Street West and 156 Portland Street