



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 320-322 Richmond Street West

Date:	January 21, 2009
To:	Toronto and East York Community Council
From:	Acting Director, Toronto Building, Toronto and East York District
Wards:	Ward 20 Trinity-Spadina
Reference Number:	P:\2009\Cluster B\BLD\Toronto and East York\2009TE007

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 320-322 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. Toronto Building recommends that Toronto and East York Community Council approve the application to demolish the subject residential buildings without conditions. In the alternative;
2. Toronto and East York Community Council may refuse the application to demolish the subject residential buildings because no building permit for a replacement building on the site has been issued.

Financial Impact

Not applicable.

COMMENTS

On November 12, 2008, Sean Teperman of Lions Group Inc., as applicant for the owner, 318 RSW Development Inc., applied for permits, 08-220925-DEM-00, and 08-220931-DEM-00, to demolish two 2-storey mixed-use buildings, each containing one dwelling unit, at 320 and 322 Richmond Street West.

A new 35-storey mixed-use building, comprised of 141 hotel suites, 130 residential dwelling units, and 5 levels of below-grade parking, is proposed to be built at 306-322 Richmond Street west. Toronto and East York Community Council recommended on January 13, 2009, that the City Council approves the application for the rezoning of 306-322 Richmond Street West, for this proposed development, with advice and other information.

No objection has been received regarding the proposed demolition. No building permit for the replacement 35-storey mixed use building has yet been applied for. The Site Plan Approval process had been started but not yet completed.

The application is being referred to the Toronto and East York Community Council because the City's record indicate the site contains 2 buildings each has one dwelling 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

Attachment #1 - Copy of the Demolition Permit Application for 320 Richmond Street West

Attachment #2 - Copy of the Demolition Permit Application for 322 Richmond Street West

Attachment #3 - Copy of the Site Plan for existing building at 320 Richmond Street West

Attachment #4 - Copy of the Site Plan for existing building at 322 Richmond Street West

Attachment #5 - Copy of the Site Plan and 4 elevations for the 35-storey development proposal for 306-322 Richmond St West