

Residential Demolition Application – 1219-1223 Danforth Ave

Date:	March 3, 2009
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 30 - Toronto Danforth
Reference Number:	P:\2009\ClusterB\BLD\Toronto and East York\2009TE024

SUMMARY

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

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 1219-1223 Danforth Ave to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit. The owner of the buildings to be demolished also own the properties immediately and adjacent to the west municipally known as 1195, 1211-1217 Danforth as well as 637 Greenwood Ave.

RECOMMENDATIONS

1. 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. Prior to the issuance of the demolition permit the owner provide the following:
 - i. A report prepared by a professional engineer outlining the demolition methodology to be undertaken in order to ensure the

- protection of the heritage building (Allenby Theatre at 1211-1217 Danforth Avenue) against any damage that may result from the demolition of the subject buildings (1219-1223 Danforth Avenue);
- ii. The appropriate “Commitment to General Reviews by Architect and Engineer” form completed by the owner and a professional engineer to ensure the appropriate field review takes place during the demolition; and
 - iii. A plan or report outlining the methodology to be undertaken of any resulting repairs or re-cladding of the east face of the heritage building. The methodology outlined should be in accordance with recognized heritage conservation practices and shall be to the satisfaction of the Manager of Heritage Preservation Services; alternatively
2. 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.

Financial Impact

Not applicable

ISSUE BACKGROUND

On February 6, 2009, Tae Ryuck of the Goldberg Group, the applicant, applied on behalf of the owner of the property (Imperial Oil Limited) for a permit to demolish the mixed use building at 1219-1223 Danforth Avenue (see survey Attachment #1).

The subject property is developed with a building containing retail uses on the ground floor and 3 residential units on the second floor. At present the building is unoccupied. This building is attached, at the first floor level, to the building located to the west municipally known as 1211-1217 Danforth Avenue. This adjacent building is a 2 storey heritage building (Allenby Theater) formerly used as the Roxy theater. The owner of the buildings to be demolished under this application also owns the properties to the west containing the former Roxy theatre, the gasoline station at the corner of Danforth Ave and Greenwood Ave (1195 Danforth Avenue) and the building at 637 Greenwood Avenue. The building at 637 Greenwood Avenue has been demolished in order for the owner (Imperial Oil Ltd.) to undertake remedial work in association with the redevelopment of the gasoline station. The demolition of that building at 637 Greenwood Avenue was approved by Community Council at their last meeting (February 9, 2009). The redevelopment of the gasoline station, includes the reuse of the heritage building as a coffee shop and is subject of a Site Plan Approval application.

It is proposed to demolish the buildings at 1219-1223 Danforth Avenue and redevelop the property with landscaping and additional parking associated with the gasoline and coffee shop redevelopment to the west (see Attachment #2). The proposed use complies with the zoning by-law. The applicant has advised staff that the use of this property for

parking and landscaping is an interim use until such time as the owner is able to sell the property.

COMMENTS

A building permit to replace the existing building has not been applied for and accordingly this 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. The authority to approve these applications has been delegated to Community Council.

In response to our circulation of this application, Toronto Building staff has received comments from Heritage Preservation Services regarding the proposed demolition. Heritage Preservation Service staff and Community Planning staff have been working with the applicant to ensure a careful and accurate restoration of the principle face of the Theatre (including marque, ticket booth, entrance doors). Heritage Preservation Services have expressed concerns with respect to the possible damages which may occur during the demolition as well as the resulting exposure of the east wall of the theatre building and the appropriate treatment of the exposed east wall of the heritage building. In addition, concern has been expressed by Heritage Preservation Services with respect to this development having no replacement building as the proposed demolition will leave the heritage theatre as an orphan structure on the block and create an additional gap within the urban fabric of this mainstreet. This objection is founded on Official Plan policies related to development adjacent to heritage buildings, which state "Development adjacent to properties on the City's Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes".

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.

CONCLUSION

Should Community Council decide to approve this demolition, Toronto Building recommends that in order to ensure no damage occurs to the heritage building to the west, a report from an engineer outlining the demolition methodology be filed prior to the issuance of the demolition permit. Further, a "Commitment to General Reviews by Architect and Engineer" form be filed by the owner and a qualified engineer in order to ensure the appropriate field review is completed. In order to address the concerns raised with respect to the treatment and repairs of the east wall of the heritage building (1211-1217 Danforth Avenue) after the demolition of 1219-1223 Danforth Avenue occurs, a condition requiring a plan outlining the methodology of how all necessary repairs will be made to the masonry of the east face of the heritage building be filed prior to the issuance of the demolition permit. Further, the repairs outlined in the plan will be in accordance with recognized heritage conservation practices and to the satisfaction of the Manager of Heritage Preservation Services.

CONTACT

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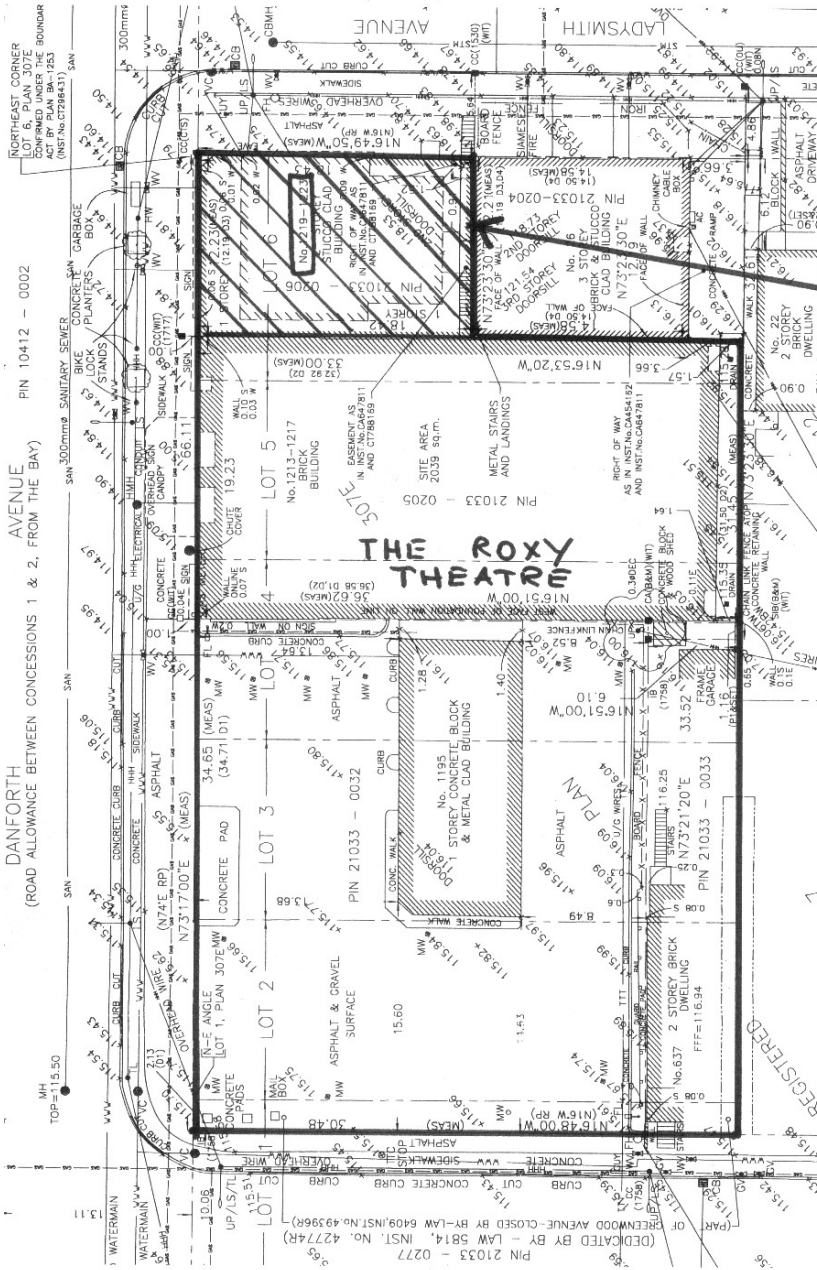
SIGNATURE

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

ATTACHMENTS

Attachment #1 – Survey
Attachment #2 – Landscaping and Parking Plan
Attachment #3 – Photograph

Attachment #1 – Survey



-1219-1223
Danforth Ave
To Be
Demolished.

Staff report for action on Residential Demolition Application – 1219-1223 Danforth Ave



Attachment #3 – Photograph

