



**STAFF REPORT  
ACTION REQUIRED**

**Residential Demolition Application – 25 Stafford Street**

<b>Date:</b>	February 16, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Toronto Building, Toronto and East York District
<b>Wards:</b>	Ward 19 (Trinity-Spadina)
<b>Reference Number:</b>	P:\2010\Cluster B\BLD\Toronto and East York\2010TE034 Demolition Application No. 09 196653 DEM

**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 25 Stafford Street to you, to decide whether to grant or refuse the application, including any conditions, if any, to be attached to the permit.

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

**RECOMMENDATIONS**

---

1. Approve the application to demolish the subject residential building with the following conditions:
  - a) that all debris and rubble be removed immediately after demolition;
  - b) that any holes on the property are backfilled with clean fill; or
  
2. That Toronto and East York Community Council refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site.

## **Financial Impact**

---

Not applicable.

## **COMMENTS**

On December 15, 2009, Oliver Ricardo of Lions Group Inc., as applicant for the current owner, Harhay Construction Management, applied for a permit to demolish the existing one storey detached residential building at 25 Stafford Street.

In accordance with the Residential Demolition Control By-law #1009-2006, the applicant posted a sign on the property for 14 days giving notice of the intention to demolish the property. An objection has not been received to date.

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.

No building permit for a replacement building had been applied for at the site and since the building at 25 Stafford Street contains one residential unit, the 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 owner of the subject property also owns the adjacent buildings to this (23, 27 and 29 Stafford Street). The other three structures are also subject to demolition applications but do not contain residential units and therefore are not subject to City Council approval.

The owner is proposing a new 10 storey condominium building with 3 levels of underground parking at the site occupied by 23, 25, 27 and 29 Stafford Street. Toronto Building is in receipt of application number 09-197936 BLD (December 18, 2009) to construct above-noted building. The plan review is currently ongoing. This development proposal is also subject to and currently progressing through Community Planning's Site Plan Agreement process (application #08-172749 STE 19 OZ).

## **CONTACT**

Victor Araujo, P. Eng., Manager, Plan Review, Toronto and East York District, Tel.: (416) 392-0480; Fax: (416) 392-0721, email address: VICTOR@toronto.ca.

## **SIGNATURE**

---

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

## **ATTACHMENTS**

Copy of Demolition Permit Application for 25 Stafford Street  
Copy of Survey of 25 Stafford Street  
Copy of Circulation Memo to Councillor Pantalone, Urban Forestry and Heritage Preservation Services  
Copy of IBMS folder page for application number 09-197936 BLD