



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 303 Adelaide Street West

Date:	June 1, 2010
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:\2010\Cluster B\BLD\Toronto and East York\2010TE110 10-169565-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 303 Adelaide 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 building at 303 Adelaide Street West, without conditions; in the alternative,

2. Toronto and East York Community Council may refuse the application to demolish the subject residential building at 303 Adelaide Street West, since there is no replacement building permit issued.

Financial Impact

Not applicable.

COMMENTS

On May 5, 2010, Neil Pattison of Daniels HR Corporation, as applicant for the owner, Lin Tina Miao, applied for a permit, 10-169565-DEM-00, to demolish a 2 storey building, with a ground floor restaurant, and a second floor single family dwelling unit, at 303 Adelaide Street West.

The owner has proposed to redevelop the site and the adjacent properties, and replace the existing buildings with a 43 storey mixed-use building with 447 dwelling units, and 4 levels of underground parking, a portion of which will be used as commercial parking garage. A building permit application, No. 10-185062-BLD, as well as Site Plan Application, are currently being processed by Building Division and City Planning staff, but have not yet been issued.

No objection has been received regarding the proposed demolition. The applicant seeks to have approval for this demolition, prior to the completion of the excavation and shoring permit process, so that they can start site work at the beginning of this summer.

The application is being referred to the Toronto and East York Community Council because the City's record indicates the site contains a building with 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

Copy of the Demolition Permit Application for 303 Adelaide Street West

Copy of the Replacement Building permit Application for 21 Widmer Street

Copy of the existing site plan; proposed site plan, ground floor plan, north and west elevations, south and east elevations