



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 202-204 Bathurst Street

Date:	September 16, 2013
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 (Trinity-Spadina)
Reference Number:	P:\2013\Cluster B\BLD\ TE13007 Demolition Application No. 13-219136 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 202-204 Bathurst 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

Toronto Building recommends that the Toronto and East York Community Council:

1. Refuse the application to demolish the subject mixed use building at 202-204 Bathurst Street that contains 2 residential dwelling units because there is no replacement building permit issued at this site; in the alternative,
2. Approve the application to demolish the subject mixed use building at 202-204 Bathurst Street (that contains 2 residential units) with no conditions.

Financial Impact

Not applicable.

COMMENTS

On August 12, 2013, Sally Corbin of 59 Project Management, as applicant for the owner, applied for a permit to demolish the existing 2 storey mixed use building at 202-204 Bathurst Street, that contains 2 residential dwelling units.

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.

A building permit application (13-219154 BLD) was received August 12, 2013 (not issued at the time of this report's preparation) for a new 7 storey mixed use building containing 24 residential units and ground floor commercial space, together with 1 level of underground parking. This building permit application is currently under review.

Furthermore, the City Planning received an application for rezoning (12-196322 STE 19 OZ) on June 19, 2012 for the proposed new building (for a new 7 storey mixed use building containing 24 residential units and ground floor commercial space, together with 1 level of underground parking), together with a Site Plan Approval application (12-196328 STE 19 SA, for a new 7 storey mixed use building containing 24 residential units and ground floor commercial space, together with 1 level of underground parking) on that same date.

In such cases where there is no replacement building permit issued, the Municipal Code requires Community Council to issue or refuse the demolition permit.

CONTACT

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SIGNATURE

Mario Angelucci, Director/Deputy Chief Official, Toronto Building – Toronto and East York District