



## STAFF REPORT ACTION REQUIRED

### Demolition Application 1 Hollis Street

<b>Date:</b>	May 26, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director of Toronto Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 11 York South-Weston
<b>Reference Numbers:</b>	File No. 2016 EY017 Folder No. 16 160443 DEM 00 DM

### SUMMARY

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

On May 24, 2016, Toronto Building received a demolition permit application to demolish one storey building at 1 Hollis Street. A building permit application for the replacement building has not been made. The building is located in the path of the proposed Crosstown L.R.T project.

This property is located in the former City of York and in accordance with By-law No. 3102-95 of the former City of York, this demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision to grant or grant with conditions, approval of the demolition permit application, including the requirement for the owner to enter into a beautification agreement prior to the issuance of the demolition permit.

## **RECOMMENDATIONS**

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**Toronto Building recommends that the Etobicoke York Community Council give consideration to the demolition application for 1 Hollis Street and decide to:**

1. Approve the application to demolish the one storey commercial building without entering into a beautification agreement with the City.

## **ALTERNATIVE RECOMMENDATION**

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1. Approve the application to demolish the one storey commercial subject to the owner entering into a beautification agreement with the City containing a beautification plan to the satisfaction of the City Solicitor and the agreement be registered on title to the lands, and

City Planning Division Staff be authorized to prepare the agreement in consultation with the Ward Councillor and the owner and,

The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

Under the City of York Act 1994 (Bill PR147), By-law No. 3102-95 was passed designating the entire area of the former City of York as an area of demolition control. The City of York Act, 1994, provides the authority for Council in the former City of York area to enact special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards, where appropriate, as a condition of the issuance of demolition permits. The legislation and By-law are still in force and effect.

## **COMMENTS**

On May 24, 2016, Larry Berti of Crosslinx Transit Solutions submitted a demolition permit application to demolish one storey building at 1 Hollis Street. This building is presently occupied and is being used for a day care centre. This building is presently owned by the City. Metrolinx will become the registered land owners of this property on September 1, 2016. A building permit application for the replacement building has not been made.

In a letter dated May 2, 2016, Crosslinx provided information regarding the planned demolition of the property. Demolition of this structure is part of the large scale Metrolinx Eglinton Crosstown LRT project consisting of a 19 kilometre light rail transit (LRT) line that will run across Eglinton Avenue. Demolition of the building at 1 Hollis Street will make way Mt. Dennis Station's main entrance building.

The demolition application is being referred to the Etobicoke York Community Council because the building proposed to be demolished and the applicant has not received a permit to replace the building or to redevelop the site. The subject property is located in the former City of York, where as By-law No. 3102-95 is applicable. This by-law requires Community Council to either issue the demolition permit without entering into a beautification agreement or issue the demolition permit subject to the owner entering into a beautification agreement with the City.

The application for the demolition has been circulated to Public Health, Urban Forestry, and the Ward Councillor.

## **Site and Surrounding Area**

The subject property is located north of Eglinton Avenue West east of Weston Road on the west side of the CN lands. The property is zoned CR- Commercial Residential Zone.

## **CONTACT**

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## **SIGNATURE**

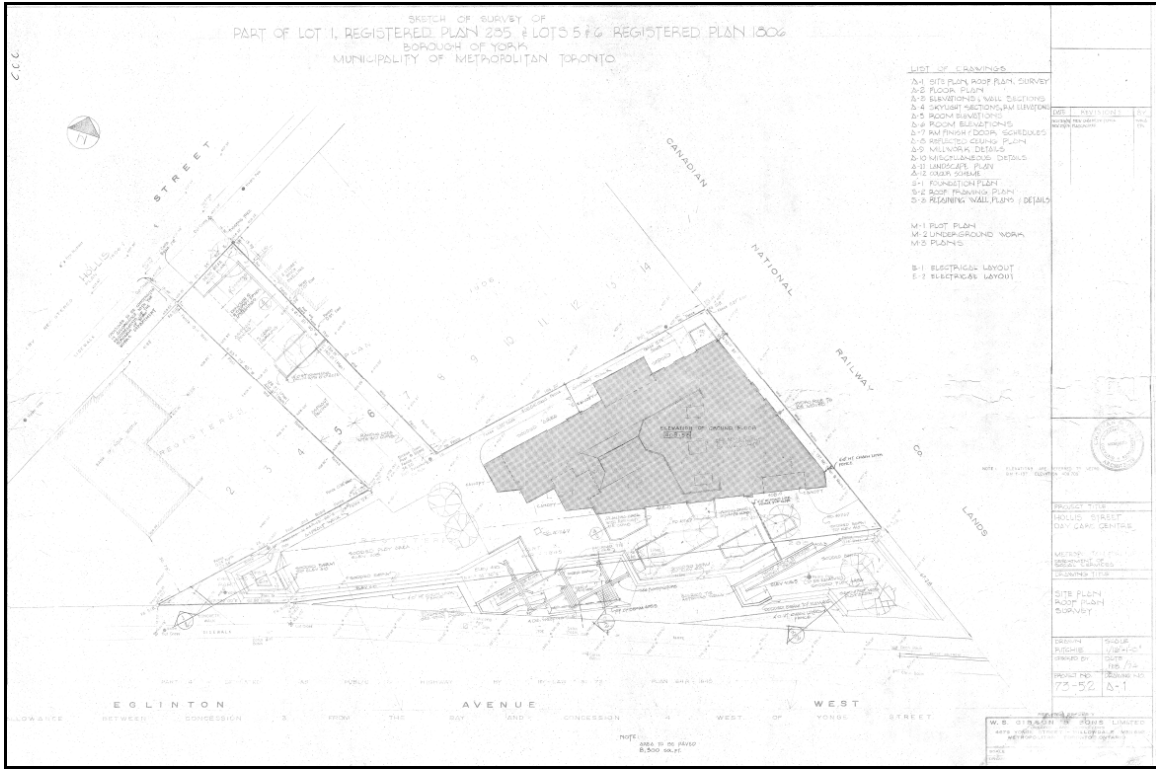
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Rick Conard  
Director and Deputy Chief Building Official  
Toronto Building,  
Etobicoke York District

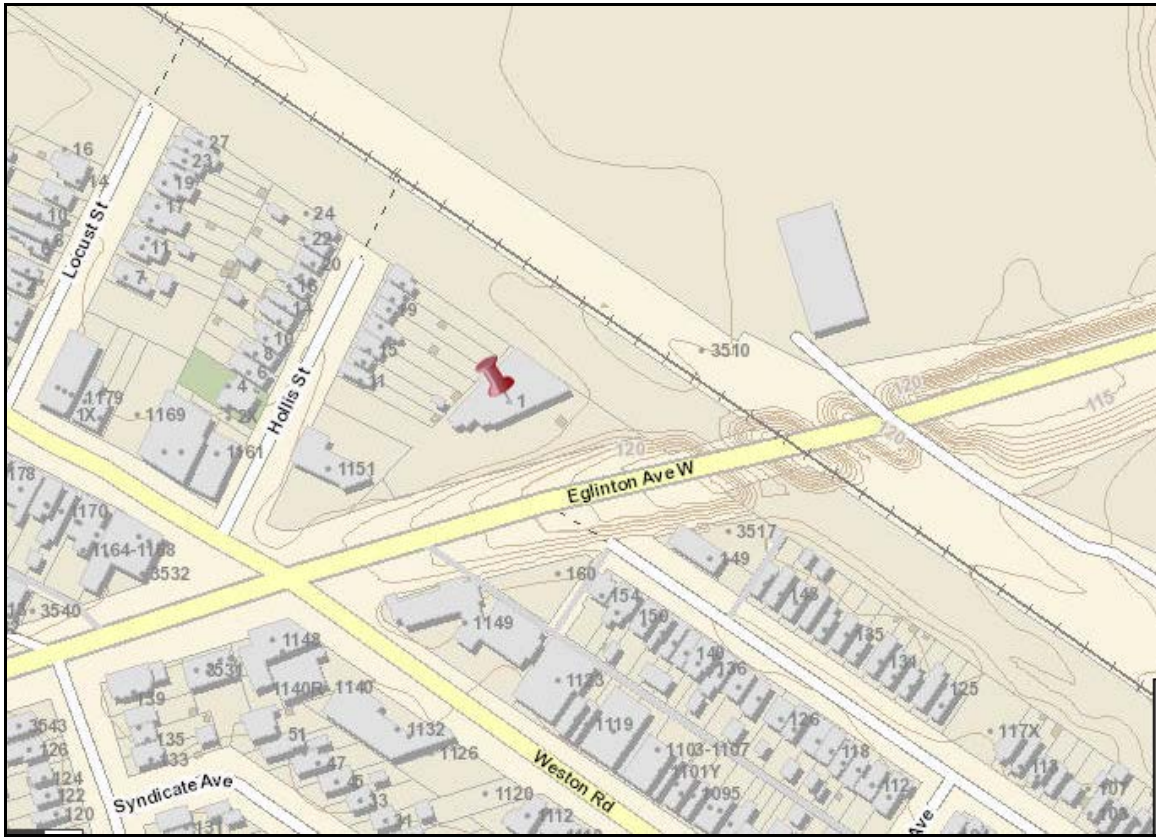
## **ATTACHMENTS**

1. Site Plan 1 Hollis Street
2. Key Plan
3. Photo of 1Hollis Street from Google Map
4. Applicant's letter

# Attachment 1 Site Plan 1 Hollis Street

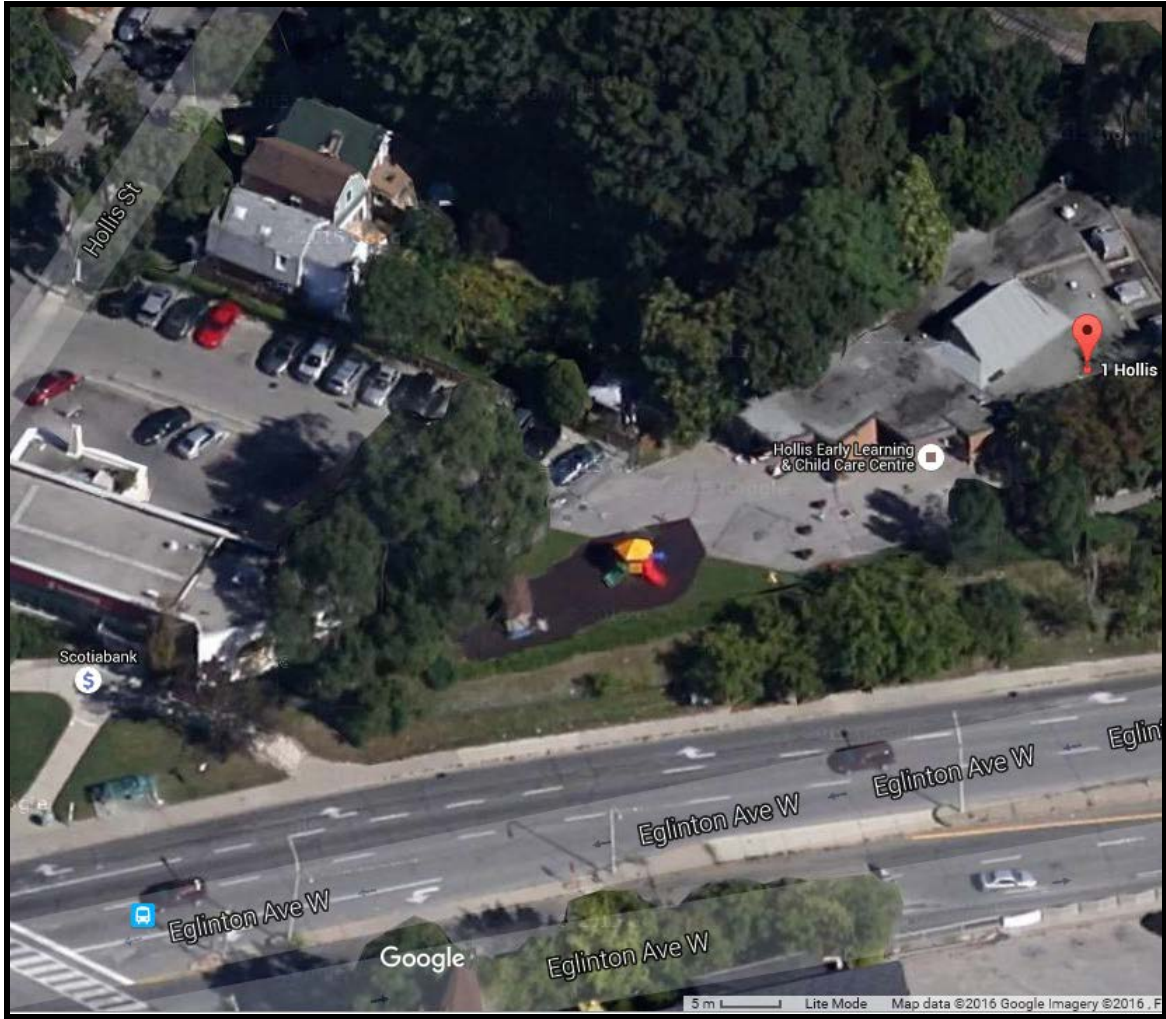


**Attachment 2: Key Plan**



Staff report for action – Demolition approval 1 Hollis Street.

**Attachment 3: Photo of 1 Hollis Street**



Staff report for action – Demolition approval 1 Hollis Street.

**Attachment 4: Applicant's Letter**



4711 Yonge Street  
Toronto, Ontario, M2M 7E4

May 2, 2016

Gene Lee, P. Eng  
Manager Plan Review  
North District  
North York Civic Centre  
5100 Yonge Street, 1<sup>st</sup> Floor  
Toronto, Ontario M2N 5V7

Dear Gene:

**Eglinton Crosstown LRT: Demolition of 1 Hollis Street, Toronto**

Crosslinx Transit Solutions would like to provide the City of Toronto with information regarding the planned demolition of the structure located at 1 Hollis Street in Toronto, Ontario. Demolition of this building is part of the large-scale Metrolinx Eglinton Crosstown LRT project consisting of a 19-kilometre light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. The Eglinton Crosstown LRT is one of the largest transit projects in the world and will transform regional transportation across the Greater Toronto Area.

Demolition of the building at 1 Hollis Street will make way for the Eglinton Crosstown LRT Mt. Dennis Station's main entrance building.

Metrolinx will be the registered owner of land as of September 1, 2016. The site is currently the Hollis Early Learning & Child Care Centre.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Larry Berti", with a stylized flourish at the end.

Larry Berti  
Manager – Permits, Licenses and Approvals