



## STAFF REPORT ACTION REQUIRED

### Demolition Application 2175 Keele Street

<b>Date:</b>	May 18, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director of Toronto Building and Deputy Chief Building Official
<b>Wards:</b>	Ward 12 - York South-Weston
<b>Reference Numbers:</b>	File No. 2016 EY016 Folder No. 16-144273 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 April 21<sup>st</sup>, 2016, Toronto Building received a demolition permit application to demolish an eight storey vacant building located at 2175 Keele St. The building was formerly the home of Humber River Hospital. A building permit application for the replacement building has not been made.

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 2175 Keele Street and decide to:**

1. Approve the application to demolish the eight storey institutional (hospital) building without entering into a beautification agreement with the City.

## **ALTERNATIVE RECOMMENDATION**

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1. Approve the application to demolish the eight storey institutional building 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 April 21<sup>st</sup>, 2016, Priestly Demolition Inc. (agents for the owner), submitted a demolition permit application to demolish the eight storey institutional (hospital) building located at 2175 Keele Street. A building permit application for the replacement building has not been made.

Planning Division is in receipt of a series of applications to amend Official Plan, and the City of York Zoning By-law 1-83, as amended, as well as an application for the approval of a Draft Plan of Subdivision. It is proposed, through that the Planning applications, that the properties located at 2175 Keele Street will be developed with 16 residential buildings ranging from 3 to 8 stories in height and a 1 storey ancillary building. The planning applications are currently under review.

The demolition application is being referred to the Etobicoke York Community Council because the existing building is 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 on the north-east corner of Keele Street and Strathnairn Ave. The property is subject to the York Zoning By-law, 1-83 and is zoned R2 – Residential. This property is not subject to the requirements of the City-wide Zoning By-law 569-2013.

## **CONTACT**

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## **SIGNATURE**

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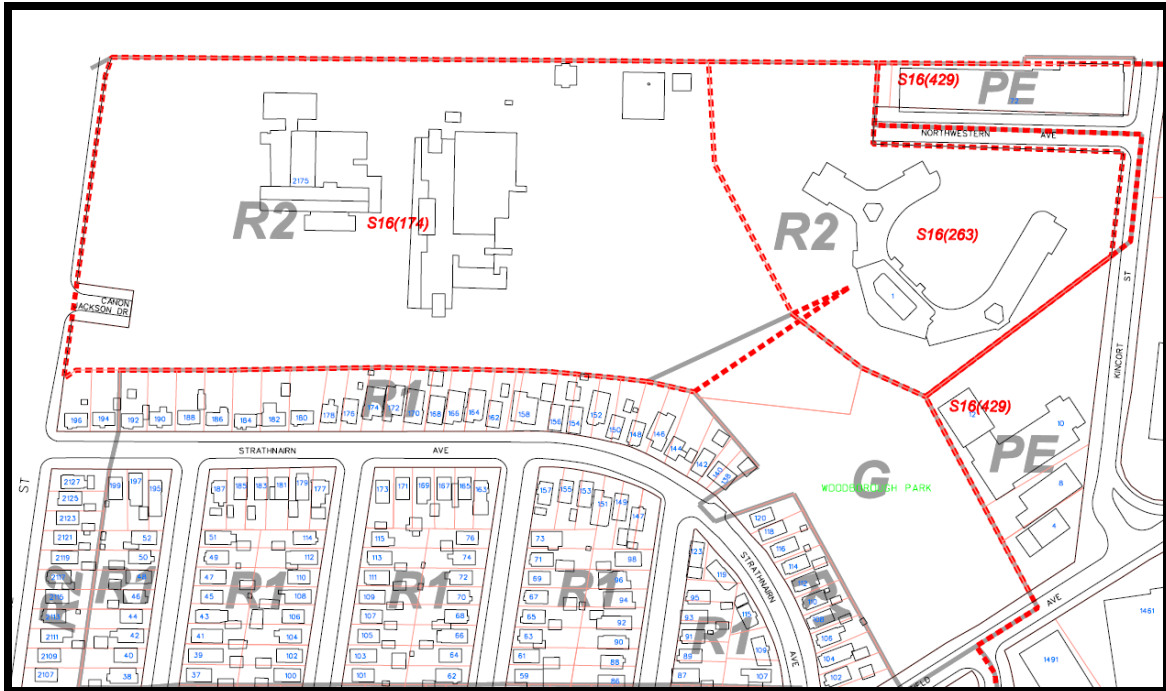
Rick Conard  
Director and Deputy Chief Building Official  
Toronto Building,  
Etobicoke York District

## **ATTACHMENTS**

1. Site Plan of existing buildings at 2175 Keele Street.
2. Partial zoning sheet – District 24
3. Site photos of 2175 Keele Street
4. Site Plan of proposed development for 2175 Keele Street submitted to Planning
5. Conceptual pictures of proposed development for 2175 Keele Street submitted to Planning



**Attachment 2 - Partial zoning sheet – District 24**



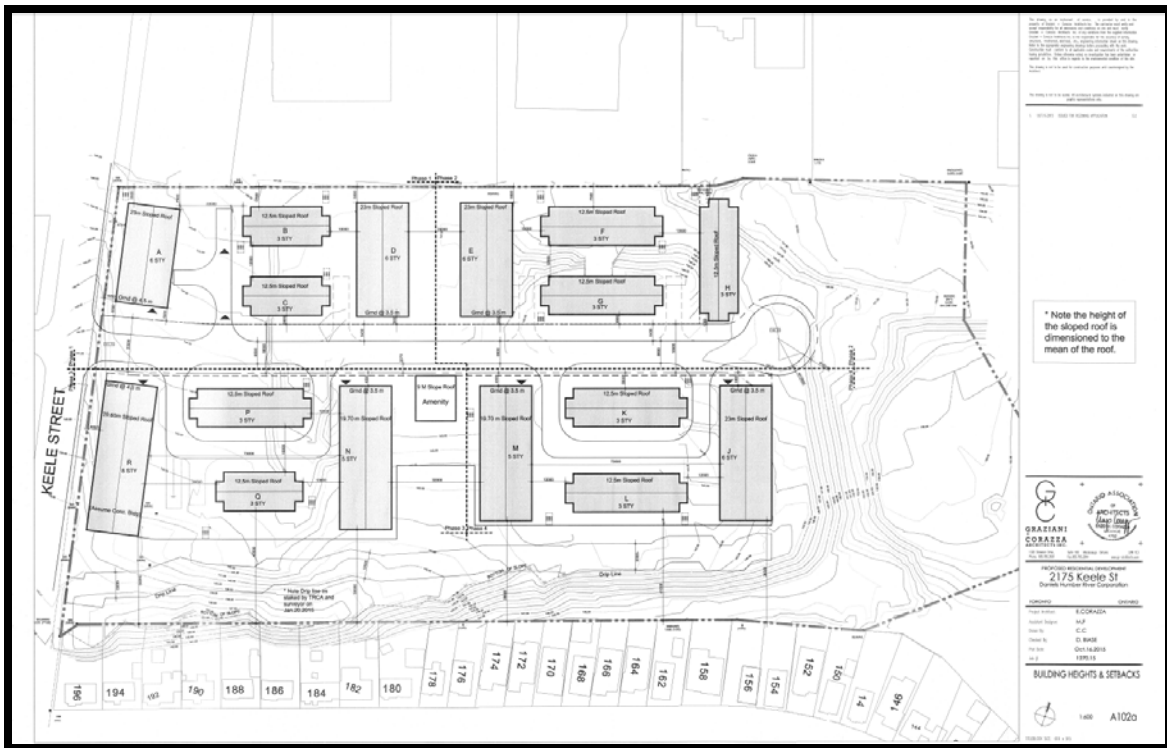
**Attachment 3: Site Photos of 2175 Keele Street**







**Attachment 4: Site Plan of proposed development at 2175 Keele Street submitted to Planning Dept.**



**Attachment 5: Conceptual pictures of proposed development at 2175 Keele Street submitted to Planning Dept.**

