

Non-Residential Demolition Application - 3434 Dundas Street West

Date: December 8, 2020
To: Toronto and East York Community Council
From: Director and Deputy Chief Building Official, Toronto Building
Wards: Ward 4 Parkdale - High Park

SUMMARY

This staff report is about a matter which must be referred to City Council for consideration and decision.

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 City 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

Toronto Building Division recommends that City Council give consideration to the demolition application for 3434 Dundas Street West and decide to:

1. Approve the application to demolish the two storey non-residential building subject to the following conditions:
 - a. The owner agree to a beautification plan that is satisfactory to the Chief Planner, or their designate, and includes provision for the site to be backfilled with clean fill and installation of base landscaping;
 - b. The owner entering into a beautification agreement with the City that secures the beautification plan, in a form satisfactory to the City Solicitor;
 - c. The owner registering the beautification agreement on title to the property and providing proof of registration to the City Solicitor;

d. That a construction fence be erected in advance of demolition and maintained until the site has been backfilled, in accordance with Chapter 363 of the Municipal Code, if deemed appropriate by the Chief Building Official;

e. That all debris and rubble be removed immediately after the demolition; and,

f. That the site be maintained in accordance with the beautification plan agreed upon and secured by agreement; or

2. Approve the application to demolish the two storey non-residential building with the following conditions:

a. That construction fences be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article 7, if deemed appropriate by the Chief Building Official;

b. That all debris and rubble be removed immediately after demolition;

c. That sod be laid on the site and that the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 629-10, paragraph B and 629-11; and

d. That any holes on the property are backfilled with clean fill; or

3. Approve the application to demolish the two storey non-residential building without any conditions.

FINANCIAL IMPACT

Future property tax may change due to a change in the property's classification.

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 August 26, 2020, Toronto Building received an application to demolish an existing 2 storey non-residential building at 3434 Dundas Street West. In a letter dated December 8, 2020, the applicant indicated that the existing building is vacant and "subject to squatters, graffiti and vandalism." The letter further advises that the property is owned by Runnymede Health Centre and that the intended use for the site "is a medical clinic for the benefit of the community."

The demolition application is being referred to City Council because the building proposed to be demolished is located in the former City of York and the applicant has not received a permit to replace the building or to redevelop the site. In such cases, By-law 3102-95 required Council to issue or issue with conditions, including the requirement for the owner to enter into a beautification agreement, the demolition permit.

CONTACT

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SIGNATURE

Kamal Gogna
Director & Deputy Chief Building Official, Toronto Building
Toronto and East York District

ATTACHMENTS

1. Letter from Owner
2. Site Plan

Attachment 1: Letter from owner



We make it possible.

December 8, 2020

Sent By Electronic Mail

Natasha Zappulla, District Manager
Toronto City Hall 16th fl. E.,
100 Queen St. W.
Toronto ON
M5H 2N2

Re: 3434 Dundas St. W. Demolition Request

Dear Natasha,

This letter is requesting consideration to demolish the existing commercial structure at 3434 Dundas St. West prior to the issuance of a building permit for a proposed replacement structure. We make this request based upon the following criteria:

- The existing building is commercial, owned by Runnymede Healthcare Centre
- Demolition permit # 20 185949 DEM 00 DM has been submitted.
- Urban Forestry approved our tree removal & protection application
- We intend to maintain the appearance of the property by removing debris and rubble immediately upon demolition, backfilling holes, placing sod near the street frontage, and ensuring ongoing care and maintenance of the property.
- The existing structure is currently vacant and the exterior components facing the street such as window awnings have aged. The existing building does not beautify the area.
- The existing building is subject to squatters, graffiti and vandalism.
- The intended use for the site is a medical clinic for the benefit of the community.

Runnymede Healthcare Centre has made a positive contribution to the neighbourhood and our community. Thank you for your consideration.

Yours truly,



CD:js

Attachment 2: Site Plan

