



STAFF REPORT ACTION REQUIRED

Residential Demolition Application – 842 Richmond Street West

Date:	September 20, 2011
To:	Toronto and East York Community Council
From:	Director, Toronto Building, Toronto and East York District
Wards:	Ward 19 (Trinity-Spadina)
Reference Number:	P:\2011\Cluster B\BLD\Toronto and East York\2011TE014 Demolition Application No. 11-272806 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 842 Richmond Street West 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 residential building at 842 Richmond Street West because there is no permit for a replacement building on the site; in the alternative,
2. Approve the application to demolish the subject residential building at 842 Richmond Street West with the following conditions:
 - a. that all debris and rubble be removed immediately after demolition;
 - b. that any holes on the property are backfilled with clean fill.

FINANCIAL IMPACT

Not applicable.

COMMENTS

On September 12, 2011, Gary Eisen, as applicant for the current owner, 2273747 Ontario Inc., applied for a permit to demolish the existing one storey attached residential building at 842 Richmond Street West.

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.

No building permit for a replacement building had been applied for at the site and since the building at 842 Richmond Street West contains a residential building with one residential unit, the application is being referred to the Toronto and East York Community Council. In such cases, the Municipal Code requires the City Council to issue or refuse the demolition permit.

The attached building to this one (844 Richmond Street West) is currently a one storey, one dwelling unit residential building and subject to a demolition permit application as well.

City Planning is in receipt of an Official Plan Amendment and Rezoning Application (#11-240835 STE 19 OZ) and a Site Plan Approval Application (#11-240844 STE 19 SA) for the lands contained at 842-856 Richmond Street West inclusive proposing new 3 storey townhouses (18 residential units) with a common underground garage (18 parking spaces). Both of these applications are currently under review by Community Planning.

This property is currently zoned under By-law 438-86, as amended "R3 Z1.0", which allows for uses such as row houses (townhouses).

CONTACT

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SIGNATURE

Mario Angelucci, Acting Director, Toronto Building – Toronto and East York District

ATTACHMENTS

Copy of Survey of 842 Richmond Street West
Copy of the Circulation Memo to Councillor Layton, Urban Forestry and Heritage Preservation
Copy of e-mail response from Heritage Preservation Services.
Copy of Google Street view showing front elevation